

House Research Simulation Report: Property Tax

Simulation #4B1

Date 6/15/2004

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DESCRIPTION

BASELINE: Preliminary Payable 2004

ALTERNATIVE: Prelim Pay 2004: Fiscal Disparities program eliminated

This report shows how tax burdens would change if the fiscal disparities program were suddenly eliminated. It compares proposed property taxes payable in 2004 to what the taxes would be in payable 2004 without fiscal disparities. The baseline 2004 taxes are based on proposed levies certified by each taxing jurisdiction to fulfill the requirements of the truth-in-taxation (TNT) process. The baseline also includes referendums passed in the fall of 2004. The market values used are actual for taxes payable in 2004, as reported by county assessors to the Dept. of Revenue. The “without fiscal disparities” alternative assumes each jurisdiction’s combined levy plus state aid would be the same as it was in the baseline; levies are increased or decreased in response to changes in state aids.

KEY POINTS

- **The total property tax burden in the metro area would be virtually unchanged without fiscal disparities**, according to the simulation. The “no net change” result actually comes about from a number of contributing factors that cancel each other out. The main factors are: additional tax base captured by tax increment financing districts, which causes taxes to be \$16.6 million higher; additional local government aid to metro cities, which causes property taxes to be \$9.1 million lower; and the (assumed) elimination of the special metro livable communities levy, which causes property taxes to be \$5 million lower.
- **Metro average property tax impacts by property type vary from -4.4% to +3.9%**. Impacts on the largest property types are 2.6% on residential homesteads, 2% on apartments, and -3.7% on commercial-industrial property.

The simulations are estimates only. House Research strives to make property tax simulations accurate, but simulations are only approximations of reality. They depend upon judgments about how much local government officials will decide to levy, which are highly speculative. Generally the results are most accurate on a statewide level, and tend to be less accurate as the jurisdiction under scrutiny gets smaller.

ASSUMPTIONS:**BASELINE: Preliminary Payable 2004**

- **Market values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment. A number of counties revised their abstracts of assessment after the initial submission; this simulation is based on the revised abstracts.
- **Levies** are preliminary levies (also called truth-in-taxation, or TNT levies) reported by county auditors to the Dept. of Revenue. TNT levies have been augmented with information about referendum levies that have been approved after TNT levies were certified. In the aggregate, final certified levies will be less than TNT levies, although they may not be for any specific jurisdiction.
- **The state levy** is \$624.5 million, which is the certified level set by the Dept. of Revenue.
- **Tax increment financing net tax capacities** are derived from the abstracts of assessment; generally these figures will undergo some changes before final figures are determined.
- **Fiscal disparities** contribution and distribution net tax capacities are preliminary, based on data from the abstracts of assessment, with some adjustments applied based on Dept. of Revenue data. Fiscal disparities distribution tax amounts are preliminary.

ASSUMPTIONS:**ALTERNATIVE: Preliminary Pay 2004: Fiscal disparities program eliminated**

- **Market values** are the same as in the baseline.
- **County and city levies** were determined by first computing each jurisdiction's change in aid (County Program Aid or Local Government Aid) due to the tax base change resulting from the elimination of fiscal disparities. For both aid programs, the aid change was computed based on "full phase-in," so that the effect of the tax base change was not muted by any features built into the aid programs to phase-in aid changes slowly over time. Each jurisdiction's baseline levy was adjusted up or down to offset the change in aid that would occur without fiscal disparities.
- Baseline **school levies** were adjusted for any aid changes that would result from the tax base changes caused by fiscal disparities elimination.
- **Special taxing district levies, town levies and the state levy** are the same as in the baseline, except that the \$5 million metropolitan council livable communities levy that is levied only against the fiscal disparities tax base is eliminated.
- **Tax increment financing net tax capacities** were increased for tax increment districts that have elected to have the district's proportionate share of the fiscal disparities contribution paid from captured value. For those kinds of districts, eliminating FD would effectively increase the amount of captured tax capacity.

County:

Metro Area Total

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter	
Res Homestead	147,477,579	147,477,579	0	0.0	1,697,509	1,741,389	43,880	2.6	1.15	1.18
ResNonHm 1 Unit	6,976,931	6,976,931	0	0.0	88,884	90,878	1,994	2.2	1.27	1.30
ResNonHm 2-3Unit	3,156,728	3,156,728	0	0.0	50,420	51,832	1,412	2.8	1.60	1.64
Apartments	13,190,222	13,190,222	0	0.0	215,073	219,277	4,204	2.0	1.63	1.66
Seasonal Rec	345,252	345,252	0	0.0	4,870	4,965	95	1.9	1.41	1.44
Com/Ind Low Tier	3,624,814	3,624,814	0	0.0	101,104	98,744	-2,360	-2.3	2.79	2.72
Com/Ind Hi Tier	34,021,577	34,021,577	0	0.0	1,243,665	1,196,247	-47,418	-3.8	3.66	3.52
Publ U: Elec Gen	248,190	248,190	0	0.0	6,254	5,980	-274	-4.4	2.52	2.41
Publ U: Other	2,064,126	2,064,126	0	0.0	74,622	72,251	-2,370	-3.2	3.62	3.50
AgHmstd: House	1,077,195	1,077,195	0	0.0	9,954	10,344	391	3.9	0.92	0.96
AgHmstd: Land	1,110,574	1,110,574	0	0.0	4,463	4,636	173	3.9	0.40	0.42
Ag NonHmstd	731,550	731,550	0	0.0	7,098	7,261	164	2.3	0.97	0.99
Total	214,024,737	214,024,737	0	0.0	3,503,915	3,503,805	-110	0.0	1.64	1.64

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,568,755	2,568,755	0	0.0	County	42.10	42.54	0.010	0.010
(-) TIF Tax Capacity	182,632	195,031	12,399	6.8	City/Town	36.68	36.98	0.080	0.080
(-) FD Contrib Tax Cap	252,238	0	-252,23	-100	School District	24.57	24.93	1.406	1.575
(=) Taxable Tax Capacity	2,133,885	2,373,723	239,839	11.2	Special District	7.06	7.16	0.000	0.000
FD Distrib Tax Cap	252,238	0	-252,23	-100	Total	110.40	111.61	1.497	1.666

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	131,300	131,300	0.0	1,392	1,430	38	2.7	1.06	1.09
Res Hmstd: Avg Val	196,900	196,900	0.0	2,273	2,330	57	2.5	1.15	1.18
Res Hmstd: Hi Val	262,400	262,400	0.0	3,154	3,229	76	2.4	1.20	1.23
Res Hmstd: Ex-Hi Val	393,700	393,700	0.0	4,918	5,032	114	2.3	1.25	1.28
Apartment (Mkt rate)	300,000	300,000	0.0	4,589	4,685	96	2.1	1.53	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	4,120	3,978	-142	-3.4	2.75	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	9,539	9,200	-339	-3.6	3.18	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,825	33,566	-1,259	-3.6	3.48	3.36

County: Anoka

Andover city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,774,450	1,774,450	0	0.0	17,145	19,392	2,247	13.1	0.97	1.09
ResNonHm 1 Unit	46,590	46,590	0	0.0	492	552	59	12.0	1.06	1.18
ResNonHm 2-3Unit	14,508	14,508	0	0.0	187	209	22	11.8	1.29	1.44
Apartments	16,896	16,896	0	0.0	218	244	26	11.8	1.29	1.44
Seasonal Rec	543	543	0	0.0	7	8	1	11.8	1.29	1.44
Com/Ind Low Tier	12,485	12,485	0	0.0	318	313	-6	-1.7	2.55	2.51
Com/Ind Hi Tier	52,901	52,901	0	0.0	1,773	1,736	-37	-2.1	3.35	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	25,647	25,647	0	0.0	854	835	-19	-2.2	3.33	3.26
AgHmstd: House	8,168	8,168	0	0.0	77	87	10	13.2	0.94	1.06
AgHmstd: Land	11,295	11,295	0	0.0	61	68	7	12.0	0.54	0.60
Ag NonHmstd	3,071	3,071	0	0.0	29	31	3	10.4	0.93	1.02
Total	1,966,555	1,966,555	0	0.0	21,160	23,474	2,314	10.9	1.08	1.19

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	20,561	20,561	0	0.0	County	35.90	38.44	0.000	0.000	
(-) TIF Tax Capacity	1,384	1,384	0	0.0	City/Town	31.34	35.36	0.000	0.000	
(-) FD Contrib Tax Cap	567	0	-567	-100	School District	21.10	23.89	1.402	1.718	
(=) Taxable Tax Capacity	18,611	19,178	567	3.0	Special District	3.18	3.34	0.000	0.000	
FD Distrib Tax Cap	2,862	0	-2,862	-100	Total	91.52	101.03	1.402	1.718	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	138,600	138,600	0.0	1,215	1,391	176	14.4	0.88	1.00
Res Hmstd: Avg Val	207,800	207,800	0.0	2,008	2,271	263	13.1	0.97	1.09
Res Hmstd: Hi Val	276,900	276,900	0.0	2,799	3,150	351	12.5	1.01	1.14
Res Hmstd: Ex-Hi Val	415,500	415,500	0.0	4,385	4,912	526	12.0	1.06	1.18
Apartment	300,000	300,000	0.0	3,853	4,304	451	11.7	1.28	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,818	3,748	-70	-1.8	2.55	2.50
Comm/Ind: Med Val	300,000	300,000	0.0	8,840	8,660	-179	-2.0	2.95	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,272	31,583	-689	-2.1	3.23	3.16

County: Anoka

Anoka city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	624,479	624,479	0	0.0	6,605	7,261	656	9.9	1.06	1.16
ResNonHm 1 Unit	26,205	26,205	0	0.0	319	346	28	8.6	1.22	1.32
ResNonHm 2-3Unit	14,407	14,407	0	0.0	216	233	18	8.3	1.50	1.62
Apartments	145,776	145,776	0	0.0	2,164	2,343	180	8.3	1.48	1.61
Seasonal Rec	210	210	0	0.0	3	3	0	8.3	1.48	1.61
Com/Ind Low Tier	42,960	42,960	0	0.0	1,168	1,162	-6	-0.5	2.72	2.71
Com/Ind Hi Tier	181,872	181,872	0	0.0	6,497	6,442	-55	-0.9	3.57	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,126	2,126	0	0.0	75	74	-1	-0.8	3.52	3.49
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	8	8	0	0.0	0	0	0	6.7	1.07	1.14
Total	1,038,044	1,038,044	0	0.0	17,046	17,865	819	4.8	1.64	1.72

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	12,836	12,836	0	0.0	County	35.90	38.44	0.000	0.000
(-) TIF Tax Capacity	1,959	1,959	0	0.0	City/Town	44.17	45.77	0.000	0.000
(-) FD Contrib Tax Cap	1,497	0	-1,497	-100	School District	21.15	23.99	1.451	1.782
(=) Taxable Tax Capacity	9,379	10,876	1,497	16.0	Special District	5.92	6.14	0.000	0.000
FD Distrib Tax Cap	2,202	0	-2,202	-100	Total	107.14	114.34	1.451	1.782

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	101,300	101,300	0.0	951	1,058	107	11.2	0.94	1.04
Res Hmstd:Avg Val	151,900	151,900	0.0	1,612	1,772	160	9.9	1.06	1.17
Res Hmstd: Hi Val	202,500	202,500	0.0	2,273	2,486	213	9.4	1.12	1.23
Res Hmstd: Ex-Hi Val	303,800	303,800	0.0	3,597	3,916	319	8.9	1.18	1.29
Apartment	300,000	300,000	0.0	4,453	4,823	369	8.3	1.48	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	4,079	4,058	-22	-0.5	2.72	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,446	9,378	-67	-0.7	3.15	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,489	34,209	-280	-0.8	3.45	3.42

County: Anoka

Bethel city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	15,663	15,663	0	0.0	193	214	22	11.2	1.23	1.37
ResNonHm 1 Unit	1,041	1,041	0	0.0	15	17	1	9.5	1.45	1.59
ResNonHm 2-3Unit	197	197	0	0.0	4	4	0	9.4	1.79	1.96
Apartments	89	89	0	0.0	2	2	0	9.4	1.79	1.96
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,633	1,633	0	0.0	48	51	3	6.9	2.95	3.15
Com/Ind Hi Tier	1,564	1,564	0	0.0	61	65	4	6.8	3.90	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,868	1,868	0	0.0	73	78	5	6.8	3.90	4.17
AgHmstd: House	275	275	0	0.0	3	4	0	10.3	1.25	1.38
AgHmstd: Land	100	100	0	0.0	0	1	0	15.2	0.46	0.53
Ag NonHmstd	0	0	0	0.0	0	0	0	9.2	1.37	1.50
Total	22,430	22,430	0	0.0	399	435	36	9.1	1.78	1.94

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	267	267	0	0.0	County	35.90	38.44	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.55	84.26	0.000	0.000
(-) FD Contrib Tax Cap	34	0	-34	-100	School District	20.50	22.60	0.750	0.865
(=) Taxable Tax Capacity	233	267	34	14.6	Special District	4.50	4.74	0.000	0.000
FD Distrib Tax Cap	65	0	-65	-100	Total	137.45	150.04	0.750	0.865

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,000	78,000	78,000	0.0	828	936	107	12.9	1.06	1.20
Res Hmstd:Avg Val	116,900	116,900	116,900	0.0	1,427	1,588	161	11.3	1.22	1.36
Res Hmstd: Hi Val	155,800	155,800	155,800	0.0	2,026	2,240	214	10.6	1.30	1.44
Res Hmstd: Ex-Hi Val	233,800	233,800	233,800	0.0	3,227	3,548	321	10.0	1.38	1.52
Apartment	300,000	300,000	300,000	0.0	5,380	5,886	507	9.4	1.79	1.96
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,420	4,723	303	6.9	2.95	3.15
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,275	10,978	702	6.8	3.43	3.66
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	37,602	40,164	2,563	6.8	3.76	4.02

County: Anoka

Blaine city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	2,372,127	2,372,127	0	0.0	24,202	25,960	1,758	7.3	1.02	1.09
ResNonHm 1 Unit	98,887	98,887	0	0.0	1,136	1,210	74	6.5	1.15	1.22
ResNonHm 2-3Unit	97,698	97,698	0	0.0	1,371	1,453	82	6.0	1.40	1.49
Apartments	84,152	84,152	0	0.0	1,172	1,250	78	6.6	1.39	1.49
Seasonal Rec	15,512	15,512	0	0.0	254	264	10	3.9	1.64	1.70
Com/Ind Low Tier	83,765	83,765	0	0.0	2,231	2,143	-87	-3.9	2.66	2.56
Com/Ind Hi Tier	526,447	526,447	0	0.0	18,503	17,756	-747	-4.0	3.51	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	27,258	27,258	0	0.0	943	905	-38	-4.0	3.46	3.32
AgHmstd: House	3,170	3,170	0	0.0	31	34	3	9.0	0.98	1.07
AgHmstd: Land	3,435	3,435	0	0.0	16	17	1	6.4	0.48	0.51
Ag NonHmstd	4,484	4,484	0	0.0	45	47	3	5.7	1.00	1.05
Total	3,316,935	3,316,935	0	0.0	49,905	51,040	1,135	2.3	1.50	1.54

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	39,649	39,649	0	0.0	County	36.10	38.72	0.000	0.000	
(-) TIF Tax Capacity	2,039	2,039	0	0.0	City/Town	33.38	34.43	0.104	0.104	
(-) FD Contrib Tax Cap	4,223	0	-4,223	-100	School District	22.73	23.84	1.330	1.581	
(=) Taxable Tax Capacity	33,387	37,610	4,223	12.6	Special District	8.16	8.14	0.000	0.000	
FD Distrib Tax Cap	5,081	0	-5,081	-100	Total	100.38	105.13	1.434	1.685	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	112,600	112,600	0.0	1,021	1,102	82	8.0	0.91	0.98
Res Hmstd: Avg Val	168,800	168,800	0.0	1,716	1,838	123	7.1	1.02	1.09
Res Hmstd: Hi Val	225,000	225,000	0.0	2,411	2,575	163	6.8	1.07	1.14
Res Hmstd: Ex-Hi Val	337,500	337,500	0.0	3,803	4,048	245	6.4	1.13	1.20
Apartment	300,000	300,000	0.0	4,194	4,448	253	6.0	1.40	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	3,974	3,836	-139	-3.5	2.65	2.56
Comm/Ind: Med Val	300,000	300,000	0.0	9,201	8,865	-336	-3.7	3.07	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,595	32,338	-1,257	-3.7	3.36	3.23

County: Anoka

Burns township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	229,736	229,736	0	0.0	1,885	2,042	156	8.3	0.82	0.89
ResNonHm 1 Unit	9,185	9,185	0	0.0	86	91	6	6.6	0.93	0.99
ResNonHm 2-3Unit	8,263	8,263	0	0.0	87	95	7	8.2	1.06	1.14
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	4,183	4,183	0	0.0	101	94	-7	-7.1	2.42	2.25
Com/Ind Hi Tier	1,367	1,367	0	0.0	44	41	-3	-7.2	3.22	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,706	3,706	0	0.0	116	108	-9	-7.3	3.14	2.91
AgHmstd: House	25,152	25,152	0	0.0	205	220	15	7.2	0.81	0.87
AgHmstd: Land	14,144	14,144	0	0.0	42	46	4	8.9	0.30	0.32
Ag NonHmstd	5,149	5,149	0	0.0	42	44	2	5.5	0.81	0.86
Total	300,884	300,884	0	0.0	2,609	2,780	171	6.6	0.87	0.92

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,045	3,045	0	0.0	County	35.90	38.44	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.93	13.96	0.000	0.000
(-) FD Contrib Tax Cap	49	0	-49	-100	School District	25.46	26.86	1.227	1.374
(=) Taxable Tax Capacity	2,996	3,045	49	1.6	Special District	4.50	4.74	0.000	0.000
FD Distrib Tax Cap	274	0	-274	-100	Total	78.80	84.00	1.227	1.374

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,100	146,100	146,100	0.0	1,090	1,187	97	8.9	0.75	0.81
Res Hmstd: Avg Val	219,000	219,000	219,000	0.0	1,819	1,965	146	8.0	0.83	0.90
Res Hmstd: Hi Val	291,900	291,900	291,900	0.0	2,549	2,743	195	7.6	0.87	0.94
Res Hmstd: Ex-Hi Val	438,000	438,000	438,000	0.0	3,989	4,281	292	7.3	0.91	0.98
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,570	3,314	-257	-7.2	2.38	2.21
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,269	7,663	-606	-7.3	2.76	2.55
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,197	27,960	-2,237	-7.4	3.02	2.80

County: Anoka

Centerville city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	211,631	211,631	0	0.0	2,663	2,851	189	7.1	1.26	1.35
ResNonHm 1 Unit	7,309	7,309	0	0.0	101	108	7	6.5	1.38	1.47
ResNonHm 2-3Unit	2,107	2,107	0	0.0	36	38	2	6.5	1.71	1.82
Apartments	538	538	0	0.0	9	10	1	6.5	1.71	1.82
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	5,837	5,837	0	0.0	167	174	7	4.2	2.87	2.99
Com/Ind Hi Tier	11,203	11,203	0	0.0	427	444	18	4.2	3.81	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,763	1,763	0	0.0	67	70	3	4.2	3.81	3.97
AgHmstd: House	92	92	0	0.0	1	1	0	8.4	1.05	1.14
AgHmstd: Land	149	149	0	0.0	1	1	0	8.7	0.54	0.59
Ag NonHmstd	1,430	1,430	0	0.0	19	21	1	6.4	1.35	1.43
Total	242,060	242,060	0	0.0	3,491	3,719	227	6.5	1.44	1.54

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	2,588	2,588	0	0.0	County	35.90	38.44	0.000	0.000
(-) TIF Tax Capacity	30	30	0	0.0	City/Town	54.21	60.17	0.000	0.000
(-) FD Contrib Tax Cap	111	0	-111	-100	School District	37.26	37.10	0.198	0.230
(=) Taxable Tax Capacity	2,447	2,558	111	4.6	Special District	7.48	7.72	0.000	0.000
FD Distrib Tax Cap	359	0	-359	-100	Total	134.86	143.44	0.198	0.230

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	121,900	121,900	0.0	1,405	1,514	109	7.7	1.15	1.24
Res Hmstd:Avg Val	182,800	182,800	0.0	2,294	2,456	163	7.1	1.25	1.34
Res Hmstd: Hi Val	243,600	243,600	0.0	3,180	3,397	217	6.8	1.31	1.39
Res Hmstd: Ex-Hi Val	365,500	365,500	0.0	4,958	5,283	325	6.6	1.36	1.45
Apartment	300,000	300,000	0.0	5,117	5,448	331	6.5	1.71	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,298	4,479	182	4.2	2.87	2.99
Comm/Ind: Med Val	300,000	300,000	0.0	10,018	10,440	422	4.2	3.34	3.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,713	38,258	1,545	4.2	3.67	3.83

County: Anoka

Circle Pines city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	244,714	244,714	0	0.0	2,857	3,049	193	6.7	1.17	1.25
ResNonHm 1 Unit	12,441	12,441	0	0.0	170	180	10	6.0	1.37	1.45
ResNonHm 2-3Unit	812	812	0	0.0	13	14	1	5.9	1.64	1.74
Apartments	3,612	3,612	0	0.0	59	63	4	5.9	1.64	1.74
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	2,199	2,199	0	0.0	62	64	2	2.8	2.82	2.90
Com/Ind Hi Tier	9,750	9,750	0	0.0	365	376	10	2.8	3.75	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,277	1,277	0	0.0	48	49	1	2.8	3.72	3.83
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	274,806	274,806	0	0.0	3,574	3,795	220	6.2	1.30	1.38

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	2,885	2,885	0	0.0	County	35.90	38.44	0.000	0.000	
(-) TIF Tax Capacity	221	221	0	0.0	City/Town	50.91	55.95	0.000	0.000	
(-) FD Contrib Tax Cap	87	0	-87	-100	School District	37.26	37.10	0.198	0.230	
(=) Taxable Tax Capacity	2,577	2,664	87	3.4	Special District	5.92	6.05	0.000	0.000	
FD Distrib Tax Cap	523	0	-523	-100	Total	129.99	137.54	0.198	0.230	

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	101,300	101,300	0.0	1,056	1,135	80	7.6	1.04	1.12
Res Hmstd: Avg Val	151,900	151,900	0.0	1,769	1,889	120	6.8	1.16	1.24
Res Hmstd: Hi Val	202,500	202,500	0.0	2,482	2,642	159	6.4	1.23	1.30
Res Hmstd: Ex-Hi Val	303,800	303,800	0.0	3,910	4,150	239	6.1	1.29	1.37
Apartment	300,000	300,000	0.0	4,934	5,227	293	5.9	1.64	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,227	4,347	120	2.8	2.82	2.90
Comm/Ind: Med Val	300,000	300,000	0.0	9,853	10,131	278	2.8	3.28	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,108	37,123	1,015	2.8	3.61	3.71

County: Anoka

Columbia Heights

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	741,513	741,513	0	0.0	7,368	8,108	740	10.0	0.99	1.09
ResNonHm 1 Unit	30,102	30,102	0	0.0	360	390	30	8.4	1.19	1.29
ResNonHm 2-3Unit	23,519	23,519	0	0.0	345	373	28	8.1	1.47	1.59
Apartments	64,429	64,429	0	0.0	945	1,022	77	8.1	1.47	1.59
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	25,436	25,436	0	0.0	671	684	13	1.9	2.64	2.69
Com/Ind Hi Tier	66,780	66,780	0	0.0	2,325	2,364	39	1.7	3.48	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,739	4,739	0	0.0	165	168	3	1.7	3.48	3.54
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	956,518	956,518	0	0.0	12,179	13,109	930	7.6	1.27	1.37

Tax Base

Tax Rates

	Tax Capacity				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	10,622	10,622	0	0.0	County	33.01	35.35	0.000	0.000
(-) TIF Tax Capacity	940	940	0	0.0	City/Town	47.52	50.86	0.000	0.000
(-) FD Contrib Tax Cap	380	0	-380	-100	School District	22.41	24.10	1.048	1.276
(=) Taxable Tax Capacity	9,302	9,682	380	4.1	Special District	6.04	6.38	0.000	0.000
FD Distrib Tax Cap	2,267	0	-2,267	-100	Total	108.98	116.69	1.048	1.276

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,600	86,600	0.0	740	827	86	11.7	0.85	0.95
Res Hmstd: Avg Val	129,800	129,800	0.0	1,295	1,425	130	10.0	1.00	1.10
Res Hmstd: Hi Val	173,100	173,100	0.0	1,851	2,024	173	9.3	1.07	1.17
Res Hmstd: Ex-Hi Val	259,700	259,700	0.0	2,964	3,223	259	8.7	1.14	1.24
Apartment	300,000	300,000	0.0	4,401	4,759	357	8.1	1.47	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	3,959	4,034	75	1.9	2.64	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	9,186	9,350	164	1.8	3.06	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,577	34,154	577	1.7	3.36	3.42

County: Anoka

Columbus

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	256,010	256,010	0	0.0	2,640	2,836	196	7.4	1.03	1.11
ResNonHm 1 Unit	7,895	7,895	0	0.0	89	95	6	6.8	1.13	1.21
ResNonHm 2-3Unit	4,177	4,177	0	0.0	58	61	4	6.7	1.38	1.47
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,056	2,056	0	0.0	28	29	1	4.7	1.34	1.40
Com/Ind Low Tier	8,001	8,001	0	0.0	210	204	-6	-2.9	2.62	2.54
Com/Ind Hi Tier	11,067	11,067	0	0.0	381	370	-12	-3.0	3.44	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,123	3,123	0	0.0	108	104	-3	-3.0	3.44	3.34
AgHmstd: House	8,181	8,181	0	0.0	81	87	6	7.7	0.99	1.07
AgHmstd: Land	5,327	5,327	0	0.0	19	20	2	9.9	0.35	0.38
Ag NonHmstd	4,328	4,328	0	0.0	43	45	3	6.4	0.99	1.05
Total	310,166	310,166	0	0.0	3,655	3,852	198	5.4	1.18	1.24

Tax Base

Tax Rates

	Tax Capacity				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	3,270	3,270	0	0.0	County	35.90	38.44	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.60	38.20	0.000	0.000	
(-) FD Contrib Tax Cap	128	0	-128	-100	School District	22.00	22.90	1.431	1.570	
(=) Taxable Tax Capacity	3,141	3,270	128	4.1	Special District	5.24	5.48	0.000	0.000	
FD Distrib Tax Cap	340	0	-340	-100	Total	98.74	105.03	1.431	1.570	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	134,700	134,700	0.0	1,272	1,375	103	8.1	0.94	1.02
Res Hmstd:Avg Val	201,900	201,900	0.0	2,092	2,247	155	7.4	1.04	1.11
Res Hmstd: Hi Val	269,100	269,100	0.0	2,912	3,119	207	7.1	1.08	1.16
Res Hmstd: Ex-Hi Val	403,800	403,800	0.0	4,556	4,866	310	6.8	1.13	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,928	3,816	-112	-2.9	2.62	2.54
Comm/Ind: Med Val	300,000	300,000	0.0	9,095	8,826	-269	-3.0	3.03	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,204	32,204	-1,001	-3.0	3.32	3.22

County: Anoka

Coon Rapids city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	2,803,222	2,803,222	0	0.0	26,502	29,565	3,063	11.6	0.95	1.05
ResNonHm 1 Unit	102,770	102,770	0	0.0	1,130	1,242	112	9.9	1.10	1.21
ResNonHm 2-3Unit	31,279	31,279	0	0.0	418	459	40	9.6	1.34	1.47
Apartments	271,891	271,891	0	0.0	3,637	3,986	349	9.6	1.34	1.47
Seasonal Rec	341	341	0	0.0	4	5	0	6.0	1.28	1.35
Com/Ind Low Tier	61,859	61,859	0	0.0	1,610	1,568	-42	-2.6	2.60	2.54
Com/Ind Hi Tier	614,218	614,218	0	0.0	21,013	20,389	-624	-3.0	3.42	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45,945	45,945	0	0.0	1,566	1,519	-46	-3.0	3.41	3.31
AgHmstd: House	240	240	0	0.0	2	3	0	11.4	0.96	1.07
AgHmstd: Land	292	292	0	0.0	1	1	0	11.4	0.39	0.44
Ag NonHmstd	194	194	0	0.0	2	2	0	8.0	0.95	1.03
Total	3,932,252	3,932,252	0	0.0	55,886	58,739	2,853	5.1	1.42	1.49

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	46,980	46,980	0	0.0	County	35.90	38.44	0.000	0.000	
(-) TIF Tax Capacity	2,443	3,347	904	37.0	City/Town	32.44	34.43	0.000	0.000	
(-) FD Contrib Tax Cap	4,866	0	-4,866	-100	School District	21.15	23.99	1.451	1.782	
(=) Taxable Tax Capacity	39,671	43,633	3,961	10.0	Special District	5.92	6.18	0.000	0.000	
FD Distrib Tax Cap	6,856	0	-6,856	-100	Total	95.41	103.04	1.451	1.782	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	102,000	102,000	0.0	841	952	111	13.3	0.82	0.93
Res Hmstd: Avg Val	152,900	152,900	0.0	1,446	1,613	167	11.6	0.95	1.06
Res Hmstd: Hi Val	203,800	203,800	0.0	2,051	2,274	223	10.9	1.01	1.12
Res Hmstd: Ex-Hi Val	305,800	305,800	0.0	3,264	3,599	334	10.2	1.07	1.18
Apartment	300,000	300,000	0.0	4,013	4,398	385	9.6	1.34	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,905	3,803	-102	-2.6	2.60	2.54
Comm/Ind: Med Val	300,000	300,000	0.0	9,039	8,785	-254	-2.8	3.01	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,999	32,033	-966	-2.9	3.30	3.20

County: Anoka

East Bethel city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	584,050	584,050	0	0.0	5,116	5,732	616	12.0	0.88	0.98
ResNonHm 1 Unit	19,507	19,507	0	0.0	196	217	20	10.4	1.01	1.11
ResNonHm 2-3Unit	15,902	15,902	0	0.0	195	216	21	10.6	1.23	1.36
Apartments	224	224	0	0.0	3	3	0	10.7	1.22	1.35
Seasonal Rec	9,039	9,039	0	0.0	111	120	9	8.0	1.23	1.33
Com/Ind Low Tier	11,162	11,162	0	0.0	283	270	-13	-4.7	2.54	2.42
Com/Ind Hi Tier	8,458	8,458	0	0.0	283	269	-14	-4.9	3.35	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,164	7,164	0	0.0	241	229	-12	-4.8	3.36	3.20
AgHmstd: House	9,553	9,553	0	0.0	79	89	10	12.9	0.82	0.93
AgHmstd: Land	7,368	7,368	0	0.0	25	29	4	16.3	0.34	0.40
Ag NonHmstd	4,394	4,394	0	0.0	40	44	4	10.1	0.92	1.01
Total	676,820	676,820	0	0.0	6,573	7,219	646	9.8	0.97	1.07

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	6,997	6,997	0	0.0	County	35.90	38.44	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.69	35.34	0.000	0.000	
(-) FD Contrib Tax Cap	192	0	-192	-100	School District	20.72	22.64	0.846	0.964	
(=) Taxable Tax Capacity	6,805	6,997	192	2.8	Special District	4.50	4.74	0.000	0.000	
FD Distrib Tax Cap	1,198	0	-1,198	-100	Total	91.81	101.17	0.846	0.964	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,800	116,800	116,800	0.0	904	1,027	123	13.6	0.77	0.88
Res Hmstd:Avg Val	175,100	175,100	175,100	0.0	1,541	1,726	185	12.0	0.88	0.99
Res Hmstd: Hi Val	233,400	233,400	233,400	0.0	2,178	2,424	246	11.3	0.93	1.04
Res Hmstd: Ex-Hi Val	350,200	350,200	350,200	0.0	3,454	3,823	369	10.7	0.99	1.09
Apartment	300,000	300,000	300,000	0.0	3,697	4,083	387	10.5	1.23	1.36
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,818	3,638	-180	-4.7	2.55	2.43
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,866	8,441	-425	-4.8	2.96	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,426	30,855	-1,570	-4.8	3.24	3.09

County: Anoka

Fridley city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,113,944	1,113,944	0	0.0	10,658	11,314	657	6.2	0.96	1.02
ResNonHm 1 Unit	35,002	35,002	0	0.0	388	408	20	5.2	1.11	1.17
ResNonHm 2-3Unit	27,399	27,399	0	0.0	371	384	13	3.5	1.35	1.40
Apartments	167,977	167,977	0	0.0	2,282	2,384	102	4.5	1.36	1.42
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	50,865	50,865	0	0.0	1,323	1,254	-69	-5.2	2.60	2.47
Com/Ind Hi Tier	616,394	616,394	0	0.0	20,957	19,783	-1,173	-5.6	3.40	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,195	16,195	0	0.0	552	521	-31	-5.6	3.41	3.22
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,027,776	2,027,776	0	0.0	36,530	36,050	-480	-1.3	1.80	1.78

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	27,340	27,340	0	0.0	County	35.90	38.44	0.000	0.000	
(-) TIF Tax Capacity	4,100	4,320	220	5.4	City/Town	30.13	29.13	0.000	0.000	
(-) FD Contrib Tax Cap	4,292	0	-4,292	-100	School District	22.16	23.18	1.461	1.745	
(=) Taxable Tax Capacity	18,949	23,021	4,072	21.5	Special District	8.20	8.22	0.000	0.000	
FD Distrib Tax Cap	2,703	0	-2,703	-100	Total	96.38	98.97	1.461	1.745	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	101,500	101,500	0.0	846	901	55	6.5	0.83	0.89
Res Hmstd:Avg Val	152,100	152,100	0.0	1,453	1,535	82	5.7	0.96	1.01
Res Hmstd: Hi Val	202,800	202,800	0.0	2,061	2,171	110	5.3	1.02	1.07
Res Hmstd: Ex-Hi Val	304,300	304,300	0.0	3,279	3,444	165	5.0	1.08	1.13
Apartment	300,000	300,000	0.0	4,053	4,235	182	4.5	1.35	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,898	3,706	-192	-4.9	2.60	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	9,023	8,560	-463	-5.1	3.01	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,939	31,212	-1,727	-5.2	3.29	3.12

County: Anoka

Ham Lake city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	888,723	888,723	0	0.0	8,024	8,891	867	10.8	0.90	1.00
ResNonHm 1 Unit	39,698	39,698	0	0.0	391	430	39	10.0	0.99	1.08
ResNonHm 2-3Unit	24,583	24,583	0	0.0	293	321	28	9.6	1.19	1.31
Apartments	7,464	7,464	0	0.0	89	98	9	9.8	1.19	1.31
Seasonal Rec	7,879	7,879	0	0.0	95	103	8	8.4	1.21	1.31
Com/Ind Low Tier	29,847	29,847	0	0.0	751	700	-51	-6.8	2.51	2.34
Com/Ind Hi Tier	54,778	54,778	0	0.0	1,808	1,678	-131	-7.2	3.30	3.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,832	14,832	0	0.0	489	453	-36	-7.4	3.30	3.05
AgHmstd: House	10,618	10,618	0	0.0	92	102	10	11.0	0.86	0.96
AgHmstd: Land	9,720	9,720	0	0.0	40	44	4	10.0	0.41	0.45
Ag NonHmstd	4,345	4,345	0	0.0	36	39	3	7.7	0.83	0.89
Total	1,092,487	1,092,487	0	0.0	12,109	12,859	750	6.2	1.11	1.18

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	11,834	11,834	0	0.0	County	35.90	38.44	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.00	22.06	0.103	0.103
(-) FD Contrib Tax Cap	688	0	-688	-100	School District	21.20	23.92	1.450	1.768
(=) Taxable Tax Capacity	11,146	11,834	688	6.2	Special District	4.88	5.15	0.000	0.000
FD Distrib Tax Cap	1,195	0	-1,195	-100	Total	82.98	89.57	1.553	1.871

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	145,400	145,400	0.0	1,191	1,333	142	11.9	0.82	0.92
Res Hmstd: Avg Val	218,000	218,000	0.0	1,971	2,184	213	10.8	0.90	1.00
Res Hmstd: Hi Val	290,600	290,600	0.0	2,752	3,036	284	10.3	0.95	1.04
Res Hmstd: Ex-Hi Val	436,000	436,000	0.0	4,295	4,721	426	9.9	0.99	1.08
Apartment	300,000	300,000	0.0	3,577	3,920	342	9.6	1.19	1.31
Comm/Ind: Lo Val	150,000	150,000	0.0	3,773	3,513	-259	-6.9	2.52	2.34
Comm/Ind: Med Val	300,000	300,000	0.0	8,725	8,104	-621	-7.1	2.91	2.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,837	29,528	-2,309	-7.3	3.18	2.95

County: Anoka

Hilltop city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	2,360	2,360	0	0.0	61	68	7	12.3	2.58	2.90
ResNonHm 1 Unit	202	202	0	0.0	6	6	1	11.1	2.84	3.16
ResNonHm 2-3Unit	4,838	4,838	0	0.0	171	190	19	11.1	3.53	3.92
Apartments	3,487	3,487	0	0.0	123	137	14	11.1	3.53	3.92
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,205	1,205	0	0.0	55	66	11	20.0	4.57	5.49
Com/Ind Hi Tier	6,289	6,289	0	0.0	381	457	76	20.0	6.06	7.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	209	209	0	0.0	13	15	3	20.0	6.06	7.28
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	18,590	18,590	0	0.0	809	940	131	16.1	4.35	5.06

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	278	278	0	0.0	County	35.84	38.39	0.000	0.000	
(-) TIF Tax Capacity	21	21	0	0.0	City/Town	207.9	232.8	0.000	0.000	
(-) FD Contrib Tax Cap	33	0	-33	-100	School District	22.34	24.04	1.048	1.276	
(=) Taxable Tax Capacity	224	256	33	14.6	Special District	7.90	8.11	0.000	0.000	
FD Distrib Tax Cap	210	0	-210	-100	Total	273.99	303.39	1.048	1.276	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,300	54,300	0.0	1,327	1,500	172	13.0	2.44	2.76
Res Hmstd:Avg Val	81,400	81,400	0.0	2,016	2,274	258	12.8	2.48	2.79
Res Hmstd: Hi Val	108,500	108,500	0.0	2,812	3,156	344	12.2	2.59	2.91
Res Hmstd: Ex-Hi Val	162,700	162,700	0.0	4,402	4,918	515	11.7	2.71	3.02
Apartment	300,000	300,000	0.0	10,589	11,760	1,171	11.1	3.53	3.92
Comm/Ind: Lo Val	150,000	150,000	0.0	6,860	8,235	1,375	20.0	4.57	5.49
Comm/Ind: Med Val	300,000	300,000	0.0	15,955	19,152	3,197	20.0	5.32	6.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	58,398	70,096	11,698	20.0	5.84	7.01

County: Anoka

Lexington city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	58,992	58,992	0	0.0	681	754	73	10.7	1.15	1.28
ResNonHm 1 Unit	4,167	4,167	0	0.0	56	61	5	9.2	1.35	1.47
ResNonHm 2-3Unit	7,164	7,164	0	0.0	120	131	11	9.2	1.68	1.83
Apartments	6,138	6,138	0	0.0	103	113	9	9.2	1.68	1.83
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	4,378	4,378	0	0.0	125	132	7	5.7	2.84	3.01
Com/Ind Hi Tier	12,509	12,509	0	0.0	466	493	27	5.8	3.72	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	687	687	0	0.0	26	28	1	5.7	3.79	4.00
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	94,035	94,035	0	0.0	1,577	1,711	134	8.5	1.68	1.82

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,127	1,127	0	0.0	County	35.90	38.44	0.000	0.000
(-) TIF Tax Capacity	63	63	0	0.0	City/Town	52.13	61.57	0.000	0.000
(-) FD Contrib Tax Cap	105	0	-105	-100	School District	37.26	37.10	0.198	0.230
(=) Taxable Tax Capacity	960	1,065	105	10.9	Special District	7.48	7.72	0.000	0.000
FD Distrib Tax Cap	346	0	-346	-100	Total	132.77	144.83	0.198	0.230

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,400	89,400	89,400	0.0	913	1,023	111	12.1	1.02	1.14
Res Hmstd:Avg Val	134,100	134,100	134,100	0.0	1,555	1,721	166	10.7	1.16	1.28
Res Hmstd: Hi Val	178,700	178,700	178,700	0.0	2,196	2,418	221	10.1	1.23	1.35
Res Hmstd: Ex-Hi Val	268,100	268,100	268,100	0.0	3,482	3,813	332	9.5	1.30	1.42
Apartment	300,000	300,000	300,000	0.0	5,038	5,500	462	9.2	1.68	1.83
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,266	4,511	245	5.7	2.84	3.01
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,943	10,513	570	5.7	3.31	3.50
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	36,438	38,526	2,088	5.7	3.64	3.85

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Anoka

Lino Lakes city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,145,030	1,145,030	0	0.0	13,342	14,190	848	6.4	1.17	1.24
ResNonHm 1 Unit	32,709	32,709	0	0.0	407	432	25	6.1	1.24	1.32
ResNonHm 2-3Unit	16,090	16,090	0	0.0	247	262	15	6.2	1.53	1.63
Apartments	4,744	4,744	0	0.0	74	78	4	5.6	1.55	1.64
Seasonal Rec	36	36	0	0.0	1	1	0	4.7	1.80	1.88
Com/Ind Low Tier	18,506	18,506	0	0.0	504	507	3	0.6	2.73	2.74
Com/Ind Hi Tier	85,211	85,211	0	0.0	3,063	3,071	8	0.3	3.59	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,918	12,918	0	0.0	466	468	2	0.4	3.61	3.62
AgHmstd: House	8,673	8,673	0	0.0	96	103	7	7.3	1.11	1.19
AgHmstd: Land	6,221	6,221	0	0.0	30	33	2	8.0	0.49	0.53
Ag NonHmstd	8,988	8,988	0	0.0	102	108	6	6.1	1.13	1.20
Total	1,339,125	1,339,125	0	0.0	18,332	19,252	920	5.0	1.37	1.44

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	14,499	14,499	0	0.0	County	35.90	38.44	0.000	0.000
(-) TIF Tax Capacity	736	815	79	10.8	City/Town	43.85	47.87	0.000	0.000
(-) FD Contrib Tax Cap	679	0	-679	-100	School District	32.63	32.51	0.606	0.676
(=) Taxable Tax Capacity	13,083	13,683	600	4.6	Special District	5.88	6.02	0.000	0.000
FD Distrib Tax Cap	1,708	0	-1,708	-100	Total	118.27	124.85	0.606	0.676

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	145,800	145,800	0.0	1,572	1,678	106	6.8	1.08	1.15
Res Hmstd: Avg Val	218,500	218,500	0.0	2,541	2,700	159	6.3	1.16	1.24
Res Hmstd: Hi Val	291,300	291,300	0.0	3,512	3,724	212	6.0	1.21	1.28
Res Hmstd: Ex-Hi Val	437,000	437,000	0.0	5,433	5,751	318	5.9	1.24	1.32
Apartment	300,000	300,000	0.0	4,617	4,885	268	5.8	1.54	1.63
Comm/Ind: Lo Val	150,000	150,000	0.0	4,098	4,128	30	0.7	2.73	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,532	9,598	66	0.7	3.18	3.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,889	35,125	236	0.7	3.49	3.51

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Anoka

Linwood township

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	272,378	272,378	0	0.0	2,399	2,672	272	11.4	0.88	0.98
ResNonHm 1 Unit	11,012	11,012	0	0.0	111	122	11	9.9	1.01	1.11
ResNonHm 2-3Unit	4,384	4,384	0	0.0	54	59	5	10.0	1.22	1.34
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	10,828	10,828	0	0.0	124	133	9	7.5	1.15	1.23
Com/Ind Low Tier	998	998	0	0.0	25	24	-1	-5.8	2.54	2.39
Com/Ind Hi Tier	191	191	0	0.0	6	5	0	-6.9	2.95	2.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,526	1,526	0	0.0	51	47	-3	-6.1	3.31	3.11
AgHmstd: House	6,023	6,023	0	0.0	51	57	6	11.8	0.85	0.95
AgHmstd: Land	4,085	4,085	0	0.0	10	12	2	18.8	0.25	0.30
Ag NonHmstd	1,298	1,298	0	0.0	11	12	1	10.0	0.86	0.95
Total	312,722	312,722	0	0.0	2,842	3,144	302	10.6	0.91	1.01

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	3,142	3,142	0	0.0	County	35.90	38.44	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.82	28.74	0.000	0.000
(-) FD Contrib Tax Cap	19	0	-19	-100	School District	21.99	22.90	1.431	1.570
(=) Taxable Tax Capacity	3,123	3,142	19	0.6	Special District	4.50	4.74	0.000	0.000
FD Distrib Tax Cap	470	0	-470	-100	Total	86.22	94.83	1.431	1.570

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	119,000	119,000	0.0	931	1,050	119	12.8	0.78	0.88
Res Hmstd:Avg Val	178,400	178,400	0.0	1,582	1,760	178	11.3	0.89	0.99
Res Hmstd: Hi Val	237,800	237,800	0.0	2,232	2,470	238	10.7	0.94	1.04
Res Hmstd: Ex-Hi Val	356,700	356,700	0.0	3,534	3,891	357	10.1	0.99	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,798	3,587	-212	-5.6	2.53	2.39
Comm/Ind: Med Val	300,000	300,000	0.0	8,791	8,290	-501	-5.7	2.93	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,090	30,240	-1,849	-5.8	3.21	3.02

County: Anoka

Oak Grove city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	438,741	438,741	0	0.0	4,110	4,545	434	10.6	0.94	1.04
ResNonHm 1 Unit	17,780	17,780	0	0.0	185	203	18	9.5	1.04	1.14
ResNonHm 2-3Unit	8,976	8,976	0	0.0	115	126	11	9.4	1.28	1.40
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,660	4,660	0	0.0	60	65	5	7.7	1.29	1.39
Com/Ind Low Tier	3,421	3,421	0	0.0	88	85	-3	-3.8	2.57	2.48
Com/Ind Hi Tier	6,412	6,412	0	0.0	218	210	-9	-4.0	3.40	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,023	7,023	0	0.0	239	230	-9	-4.0	3.40	3.27
AgHmstd: House	11,153	11,153	0	0.0	104	115	11	10.7	0.93	1.03
AgHmstd: Land	7,706	7,706	0	0.0	29	33	4	13.2	0.37	0.42
Ag NonHmstd	6,911	6,911	0	0.0	67	73	6	9.1	0.96	1.05
Total	512,782	512,782	0	0.0	5,214	5,681	467	9.0	1.02	1.11

Tax Base

Tax Rates

	Taxable Market Value				Pct		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	5,273	5,273	0	0.0	County	35.90	38.44	0.000	0.000	
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	35.36	39.18	0.000	0.000	
(-) FD Contrib Tax Cap	126	0	-126	-100	School District	20.51	22.63	0.765	0.884	
(=) Taxable Tax Capacity	5,144	5,270	126	2.4	Special District	4.50	4.74	0.000	0.000	
FD Distrib Tax Cap	647	0	-647	-100	Total	96.28	104.99	0.765	0.884	

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	130,900	130,900	0.0	1,106	1,235	130	11.7	0.84	0.94
Res Hmstd:Avg Val	196,300	196,300	0.0	1,844	2,039	194	10.5	0.94	1.04
Res Hmstd: Hi Val	261,700	261,700	0.0	2,583	2,842	259	10.0	0.99	1.09
Res Hmstd: Ex-Hi Val	392,600	392,600	0.0	4,061	4,450	389	9.6	1.03	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	3,859	3,712	-147	-3.8	2.57	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	8,967	8,618	-349	-3.9	2.99	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,802	31,510	-1,292	-3.9	3.28	3.15

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Anoka

Ramsey city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,134,263	1,134,263	0	0.0	12,096	13,300	1,204	10.0	1.07	1.17
ResNonHm 1 Unit	33,027	33,027	0	0.0	387	422	35	9.1	1.17	1.28
ResNonHm 2-3Unit	15,532	15,532	0	0.0	222	241	19	8.8	1.43	1.55
Apartments	5,871	5,871	0	0.0	83	91	8	9.6	1.41	1.54
Seasonal Rec	4,018	4,018	0	0.0	60	64	4	6.7	1.48	1.58
Com/Ind Low Tier	29,864	29,864	0	0.0	800	787	-14	-1.7	2.68	2.63
Com/Ind Hi Tier	139,078	139,078	0	0.0	4,890	4,792	-97	-2.0	3.52	3.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,733	14,733	0	0.0	521	509	-11	-2.1	3.53	3.46
AgHmstd: House	6,916	6,916	0	0.0	78	85	7	9.4	1.12	1.23
AgHmstd: Land	3,360	3,360	0	0.0	13	14	1	10.5	0.39	0.43
Ag NonHmstd	2,747	2,747	0	0.0	28	30	2	7.4	1.03	1.10
Total	1,389,407	1,389,407	0	0.0	19,176	20,335	1,160	6.0	1.38	1.46

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	15,646	15,646	0	0.0	County	35.90	38.44	0.000	0.000	
(-) TIF Tax Capacity	2,722	2,929	208	7.6	City/Town	37.77	40.31	0.000	0.000	
(-) FD Contrib Tax Cap	1,298	0	-1,298	-100	School District	22.92	25.22	1.460	1.755	
(=) Taxable Tax Capacity	11,626	12,717	1,090	9.4	Special District	6.11	6.31	0.000	0.000	
FD Distrib Tax Cap	1,866	0	-1,866	-100	Total	102.71	110.29	1.460	1.755	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	126,900	126,900	0.0	1,230	1,364	134	10.9	0.97	1.07
Res Hmstd: Avg Val	190,300	190,300	0.0	2,031	2,232	200	9.9	1.07	1.17
Res Hmstd: Hi Val	253,700	253,700	0.0	2,832	3,099	267	9.4	1.12	1.22
Res Hmstd: Ex-Hi Val	380,600	380,600	0.0	4,435	4,836	401	9.0	1.17	1.27
Apartment	300,000	300,000	0.0	4,290	4,662	373	8.7	1.43	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	4,033	3,962	-70	-1.7	2.69	2.64
Comm/Ind: Med Val	300,000	300,000	0.0	9,336	9,157	-179	-1.9	3.11	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,087	33,402	-686	-2.0	3.41	3.34

County: Anoka

Spring Lake Park

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	280,297	280,297	0	0.0	3,175	3,381	207	6.5	1.13	1.21
ResNonHm 1 Unit	9,543	9,543	0	0.0	124	131	7	5.6	1.30	1.38
ResNonHm 2-3Unit	4,301	4,301	0	0.0	68	72	4	5.5	1.58	1.67
Apartments	39,000	39,000	0	0.0	617	651	34	5.5	1.58	1.67
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	16,845	16,845	0	0.0	472	468	-4	-0.8	2.80	2.78
Com/Ind Hi Tier	56,025	56,025	0	0.0	2,060	2,039	-21	-1.0	3.68	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,288	2,288	0	0.0	84	83	-1	-1.0	3.67	3.63
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	408,299	408,299	0	0.0	6,600	6,826	226	3.4	1.62	1.67

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,856	4,856	0	0.0	County	36.29	38.79	0.000	0.000
(-) TIF Tax Capacity	194	194	0	0.0	City/Town	50.08	53.36	0.000	0.000
(-) FD Contrib Tax Cap	500	0	-500	-100	School District	21.27	20.46	1.551	1.779
(=) Taxable Tax Capacity	4,163	4,663	500	12.0	Special District	6.71	6.81	0.000	0.000
FD Distrib Tax Cap	780	0	-780	-100	Total	114.36	119.42	1.551	1.779

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,500	96,500	0.0	968	1,039	71	7.3	1.00	1.08
Res Hmstd:Avg Val	144,700	144,700	0.0	1,637	1,743	106	6.5	1.13	1.20
Res Hmstd: Hi Val	192,900	192,900	0.0	2,306	2,448	142	6.1	1.20	1.27
Res Hmstd: Ex-Hi Val	289,400	289,400	0.0	3,646	3,859	213	5.8	1.26	1.33
Apartment	300,000	300,000	0.0	4,754	5,012	258	5.4	1.58	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	4,204	4,171	-32	-0.8	2.80	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,731	9,644	-86	-0.9	3.24	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,524	35,184	-340	-1.0	3.55	3.52

County: Anoka

St. Francis city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	243,808	243,808	0	0.0	2,196	2,463	267	12.2	0.90	1.01
ResNonHm 1 Unit	20,929	20,929	0	0.0	216	239	23	10.6	1.03	1.14
ResNonHm 2-3Unit	13,610	13,610	0	0.0	173	191	18	10.5	1.27	1.41
Apartments	11,131	11,131	0	0.0	142	156	15	10.5	1.27	1.41
Seasonal Rec	1,251	1,251	0	0.0	16	18	2	9.4	1.28	1.41
Com/Ind Low Tier	7,085	7,085	0	0.0	179	176	-3	-1.9	2.53	2.48
Com/Ind Hi Tier	21,095	21,095	0	0.0	705	691	-14	-2.0	3.34	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,515	5,515	0	0.0	183	180	-4	-2.0	3.33	3.26
AgHmstd: House	5,624	5,624	0	0.0	50	56	6	12.3	0.89	1.00
AgHmstd: Land	3,470	3,470	0	0.0	10	12	2	18.0	0.30	0.35
Ag NonHmstd	5,999	5,999	0	0.0	57	63	6	10.2	0.96	1.06
Total	339,517	339,517	0	0.0	3,929	4,246	318	8.1	1.16	1.25

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	3,744	3,744	0	0.0	County	35.90	38.44	0.000	0.000
(-) TIF Tax Capacity	27	27	0	0.0	City/Town	34.84	39.77	0.000	0.000
(-) FD Contrib Tax Cap	212	0	-212	-100	School District	20.51	22.61	0.751	0.866
(=) Taxable Tax Capacity	3,505	3,717	212	6.0	Special District	4.50	4.74	0.000	0.000
FD Distrib Tax Cap	679	0	-679	-100	Total	95.75	105.56	0.751	0.866

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	106,900	106,900	0.0	828	945	117	14.2	0.77	0.88
Res Hmstd:Avg Val	160,300	160,300	0.0	1,427	1,603	176	12.3	0.89	1.00
Res Hmstd: Hi Val	213,700	213,700	0.0	2,027	2,261	234	11.6	0.95	1.06
Res Hmstd: Ex-Hi Val	320,600	320,600	0.0	3,227	3,578	351	10.9	1.01	1.12
Apartment	300,000	300,000	0.0	3,816	4,218	402	10.5	1.27	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,794	3,723	-71	-1.9	2.53	2.48
Comm/Ind: Med Val	300,000	300,000	0.0	8,814	8,643	-172	-1.9	2.94	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,243	31,603	-640	-2.0	3.22	3.16

County: Carver

Benton township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	24,235	24,235	0	0.0	232	244	11	4.8	0.96	1.01
ResNonHm 1 Unit	2,798	2,798	0	0.0	30	31	1	4.3	1.06	1.11
ResNonHm 2-3Unit	365	365	0	0.0	5	5	0	4.1	1.30	1.35
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	79	79	0	0.0	1	1	0	2.9	1.20	1.24
Com/Ind Low Tier	781	781	0	0.0	20	19	-1	-4.6	2.55	2.43
Com/Ind Hi Tier	6,126	6,126	0	0.0	207	197	-10	-4.7	3.37	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,273	2,273	0	0.0	77	73	-4	-4.7	3.37	3.21
AgHmstd: House	16,901	16,901	0	0.0	146	154	8	5.3	0.87	0.91
AgHmstd: Land	30,342	30,342	0	0.0	135	141	6	4.5	0.44	0.47
Ag NonHmstd	4,923	4,923	0	0.0	48	50	2	3.6	0.97	1.01
Total	88,823	88,823	0	0.0	900	914	14	1.6	1.01	1.03

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	847	847	0	0.0	County	50.45	52.36	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.69	15.69	0.000	0.000
(-) FD Contrib Tax Cap	54	0	-54	-100	School District	27.52	28.94	0.979	1.090
(=) Taxable Tax Capacity	793	847	54	6.9	Special District	3.44	3.66	0.000	0.000
FD Distrib Tax Cap	51	0	-51	-100	Total	97.11	100.64	0.979	1.090

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	118,900	118,900	0.0	1,006	1,061	55	5.5	0.85	0.89
Res Hmstd: Avg Val	178,200	178,200	0.0	1,693	1,776	83	4.9	0.95	1.00
Res Hmstd: Hi Val	237,500	237,500	0.0	2,380	2,490	110	4.6	1.00	1.05
Res Hmstd: Ex-Hi Val	356,400	356,400	0.0	3,758	3,924	166	4.4	1.05	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	3,822	3,645	-177	-4.6	2.55	2.43
Comm/Ind: Med Val	300,000	300,000	0.0	8,869	8,451	-418	-4.7	2.96	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,422	30,880	-1,542	-4.8	3.24	3.09

County: Carver

Camden township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	36,138	36,138	0	0.0	354	373	19	5.4	0.98	1.03
ResNonHm 1 Unit	2,672	2,672	0	0.0	28	29	1	4.8	1.04	1.09
ResNonHm 2-3Unit	490	490	0	0.0	6	7	0	4.7	1.28	1.34
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	368	368	0	0.0	9	9	0	-3.5	2.48	2.40
Com/Ind Hi Tier	6	6	0	0.0	0	0	0	-3.7	3.28	3.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,264	1,264	0	0.0	41	40	-1	-3.2	3.23	3.13
AgHmstd: House	17,483	17,483	0	0.0	155	164	9	5.9	0.88	0.94
AgHmstd: Land	29,129	29,129	0	0.0	131	138	7	5.7	0.45	0.48
Ag NonHmstd	4,636	4,636	0	0.0	46	48	2	4.4	0.99	1.03
Total	92,187	92,187	0	0.0	769	807	38	4.9	0.83	0.88

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	814	814	0	0.0	County	50.39	52.30	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.03	21.02	0.000	0.000	
(-) FD Contrib Tax Cap	8	0	-8	-100	School District	25.86	27.16	0.721	0.802	
(=) Taxable Tax Capacity	806	814	8	1.0	Special District	3.27	3.49	0.000	0.000	
FD Distrib Tax Cap	50	0	-50	-100	Total	99.55	103.97	0.721	0.802	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,400	132,400	0.0	1,160	1,229	69	6.0	0.88	0.93	
Res Hmstd: Avg Val	198,600	198,600	0.0	1,927	2,030	104	5.4	0.97	1.02	
Res Hmstd: Hi Val	264,700	264,700	0.0	2,692	2,830	138	5.1	1.02	1.07	
Res Hmstd: Ex-Hi Val	397,100	397,100	0.0	4,224	4,432	208	4.9	1.06	1.12	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,790	3,677	-113	-3.0	2.53	2.45	
Comm/Ind: Med Val	300,000	300,000	0.0	8,807	8,540	-268	-3.0	2.94	2.85	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,221	31,232	-989	-3.1	3.22	3.12	

County: Carver

Carver city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	137,021	137,021	0	0.0	2,207	2,290	83	3.8	1.61	1.67
ResNonHm 1 Unit	6,219	6,219	0	0.0	106	110	4	3.6	1.71	1.77
ResNonHm 2-3Unit	5,077	5,077	0	0.0	105	109	4	3.5	2.07	2.14
Apartments	230	230	0	0.0	5	5	0	3.5	2.07	2.14
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,407	1,407	0	0.0	45	47	2	4.2	3.19	3.33
Com/Ind Hi Tier	394	394	0	0.0	16	17	1	4.2	4.19	4.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,474	1,474	0	0.0	62	64	3	4.2	4.19	4.36
AgHmstd: House	918	918	0	0.0	16	17	1	3.6	1.77	1.83
AgHmstd: Land	1,723	1,723	0	0.0	19	19	1	3.2	1.08	1.12
Ag NonHmstd	967	967	0	0.0	14	15	0	3.1	1.47	1.52
Total	155,429	155,429	0	0.0	2,595	2,693	97	3.8	1.67	1.73

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,591	1,591	0	0.0	County	50.43	52.33	0.000	0.000
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	59.43	61.80	0.577	0.577
(-) FD Contrib Tax Cap	19	0	-19	-100	School District	33.92	34.01	1.645	1.800
(=) Taxable Tax Capacity	1,565	1,585	19	1.2	Special District	3.70	3.84	0.000	0.000
FD Distrib Tax Cap	122	0	-122	-100	Total	147.47	151.99	2.223	2.377

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,600	136,600	0.0	2,069	2,151	83	4.0	1.51	1.57
Res Hmstd: Avg Val	204,800	204,800	0.0	3,287	3,411	124	3.8	1.61	1.67
Res Hmstd: Hi Val	273,000	273,000	0.0	4,506	4,672	165	3.7	1.65	1.71
Res Hmstd: Ex-Hi Val	409,600	409,600	0.0	6,947	7,195	248	3.6	1.70	1.76
Apartment	300,000	300,000	0.0	6,197	6,413	216	3.5	2.07	2.14
Comm/Ind: Lo Val	150,000	150,000	0.0	4,792	4,994	202	4.2	3.19	3.33
Comm/Ind: Med Val	300,000	300,000	0.0	11,070	11,533	463	4.2	3.69	3.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,369	42,051	1,682	4.2	4.04	4.21

County: Carver

Chanhassen city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,817,947	1,817,947	0	0.0	25,614	26,359	744	2.9	1.41	1.45
ResNonHm 1 Unit	51,227	51,227	0	0.0	750	771	21	2.8	1.46	1.50
ResNonHm 2-3Unit	17,668	17,668	0	0.0	307	316	8	2.7	1.74	1.79
Apartments	33,730	33,730	0	0.0	598	614	16	2.7	1.77	1.82
Seasonal Rec	4,077	4,077	0	0.0	68	69	1	2.1	1.66	1.70
Com/Ind Low Tier	25,267	25,267	0	0.0	737	739	2	0.2	2.92	2.93
Com/Ind Hi Tier	277,271	277,271	0	0.0	10,541	10,407	-133	-1.3	3.80	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,928	16,928	0	0.0	643	645	2	0.4	3.80	3.81
AgHmstd: House	3,428	3,428	0	0.0	51	53	1	2.8	1.50	1.54
AgHmstd: Land	1,872	1,872	0	0.0	9	10	0	2.9	0.50	0.51
Ag NonHmstd	9,745	9,745	0	0.0	121	123	3	2.1	1.24	1.27
Total	2,259,161	2,259,161	0	0.0	39,440	40,107	667	1.7	1.75	1.78

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	25,933	25,933	0	0.0	County	50.36	52.02	0.000	0.000	
(-) TIF Tax Capacity	3,977	4,032	55	1.4	City/Town	34.04	34.46	0.590	0.590	
(-) FD Contrib Tax Cap	1,359	0	-1,359	-100	School District	29.58	29.51	1.863	2.001	
(=) Taxable Tax Capacity	20,597	21,901	1,304	6.3	Special District	5.72	5.93	0.000	0.000	
FD Distrib Tax Cap	1,376	0	-1,376	-100	Total	119.70	121.92	2.454	2.592	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	180,300	180,300	0.0	2,390	2,455	65	2.7	1.33	1.36	
Res Hmstd: Avg Val	270,300	270,300	0.0	3,770	3,867	97	2.6	1.39	1.43	
Res Hmstd: Hi Val	360,300	360,300	0.0	5,149	5,279	130	2.5	1.43	1.47	
Res Hmstd: Ex-Hi Val	540,600	540,600	0.0	7,919	8,116	197	2.5	1.46	1.50	
Apartment	300,000	300,000	0.0	5,225	5,350	125	2.4	1.74	1.78	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,364	4,349	-14	-0.3	2.91	2.90	
Comm/Ind: Med Val	300,000	300,000	0.0	10,059	10,019	-40	-0.4	3.35	3.34	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,639	36,478	-160	-0.4	3.66	3.65	

County: Carver

Chaska city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	1,014,053	1,014,053	0	0.0	11,916	12,252	336	2.8	1.18	1.21
ResNonHm 1 Unit	37,816	37,816	0	0.0	478	490	13	2.6	1.26	1.30
ResNonHm 2-3Unit	44,492	44,492	0	0.0	680	697	17	2.5	1.53	1.57
Apartments	60,539	60,539	0	0.0	925	948	23	2.5	1.53	1.57
Seasonal Rec	550	550	0	0.0	8	9	0	1.8	1.53	1.56
Com/Ind Low Tier	30,636	30,636	0	0.0	846	813	-33	-3.9	2.76	2.66
Com/Ind Hi Tier	261,136	261,136	0	0.0	9,472	9,088	-384	-4.1	3.63	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,263	5,263	0	0.0	191	183	-8	-4.1	3.63	3.48
AgHmstd: House	2,257	2,257	0	0.0	31	31	1	2.6	1.36	1.39
AgHmstd: Land	2,319	2,319	0	0.0	14	14	0	2.0	0.59	0.60
Ag NonHmstd	9,316	9,316	0	0.0	102	103	2	1.6	1.09	1.11
Total	1,468,376	1,468,376	0	0.0	24,663	24,629	-34	-0.1	1.68	1.68

Tax Base

Tax Rates

					<i>Pct Chng</i>	<i>Net Tax Cap (Pctg)</i>			<i>Ref Mkt Val (mills)</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>		<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	17,782	17,782	0	0.0	County	50.45	52.36	0.000	0.000	
(-) TIF Tax Capacity	3,680	3,680	0	0.0	City/Town	19.28	18.94	0.000	0.000	
(-) FD Contrib Tax Cap	2,048	0	-2,048	-100	School District	33.95	34.04	1.645	1.800	
(=) Taxable Tax Capacity	12,053	14,102	2,048	17.0	Special District	5.45	5.56	0.000	0.000	
FD Distrib Tax Cap	1,768	0	-1,768	-100	Total	109.13	110.90	1.645	1.800	

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Pctg Chng</i>	<i>Net Tax</i>			<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>		<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>
Res Hmstd: Lo Val	139,600	139,600	0.0	1,506	1,553	46	3.1	1.08	1.11
Res Hmstd: Avg Val	209,300	209,300	0.0	2,444	2,514	69	2.8	1.17	1.20
Res Hmstd: Hi Val	279,100	279,100	0.0	3,384	3,476	92	2.7	1.21	1.25
Res Hmstd: Ex-Hi Val	418,700	418,700	0.0	5,258	5,397	139	2.6	1.26	1.29
Apartment	300,000	300,000	0.0	4,586	4,699	113	2.5	1.53	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,143	3,983	-160	-3.9	2.76	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	9,584	9,203	-381	-4.0	3.19	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,975	33,564	-1,411	-4.0	3.50	3.36

County: Carver

Chaska township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	9,911	9,911	0	0.0	105	108	4	3.7	1.05	1.09
ResNonHm 1 Unit	628	628	0	0.0	7	7	0	3.4	1.13	1.17
ResNonHm 2-3Unit	350	350	0	0.0	5	5	0	3.2	1.37	1.41
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	320	320	0	0.0	8	8	-1	-6.3	2.64	2.47
Com/Ind Hi Tier	40	40	0	0.0	1	1	0	-6.6	3.46	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	91	91	0	0.0	3	3	0	-6.6	3.46	3.23
AgHmstd: House	2,452	2,452	0	0.0	25	26	1	3.8	1.00	1.04
AgHmstd: Land	2,127	2,127	0	0.0	8	8	0	3.3	0.39	0.40
Ag NonHmstd	1,238	1,238	0	0.0	12	12	0	2.4	0.96	0.99
Total	17,157	17,157	0	0.0	174	179	5	2.8	1.01	1.04

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	166	166	0	0.0	County	50.45	52.35	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.29	8.45	0.000	0.000	
(-) FD Contrib Tax Cap	3	0	-3	-100	School District	33.95	34.04	1.645	1.800	
(=) Taxable Tax Capacity	163	166	3	1.6	Special District	3.59	3.76	0.000	0.000	
FD Distrib Tax Cap	8	0	-8	-100	Total	96.29	98.60	1.645	1.800	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,700	153,700	0.0	1,499	1,558	59	4.0	0.98	1.01
Res Hmstd: Avg Val	230,500	230,500	0.0	2,434	2,523	89	3.7	1.06	1.09
Res Hmstd: Hi Val	307,200	307,200	0.0	3,367	3,486	119	3.5	1.10	1.13
Res Hmstd: Ex-Hi Val	461,000	461,000	0.0	5,197	5,375	178	3.4	1.13	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,956	3,706	-250	-6.3	2.64	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	9,148	8,557	-591	-6.5	3.05	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,379	31,197	-2,182	-6.5	3.34	3.12

County: Carver

Cologne city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	53,644	53,644	0	0.0	687	733	46	6.7	1.28 1.37
ResNonHm 1 Unit	1,970	1,970	0	0.0	29	30	2	5.9	1.45 1.53
ResNonHm 2-3Unit	1,902	1,902	0	0.0	34	36	2	5.8	1.79 1.89
Apartments	898	898	0	0.0	16	17	1	5.8	1.79 1.89
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Com/Ind Low Tier	2,774	2,774	0	0.0	82	85	3	3.9	2.94 3.06
Com/Ind Hi Tier	1,699	1,699	0	0.0	66	69	3	3.9	3.89 4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	696	696	0	0.0	27	28	1	3.9	3.89 4.04
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00 0.00
AgHmstd: Land	17	17	0	0.0	0	0	0	5.1	0.79 0.83
Ag NonHmstd	1,717	1,717	0	0.0	23	24	1	5.5	1.35 1.42
Total	65,317	65,317	0	0.0	964	1,022	59	6.1	1.48 1.57

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	698	698	0	0.0	County	50.45	52.36	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.14	57.02	0.000	0.000
(-) FD Contrib Tax Cap	18	0	-18	-100	School District	27.78	29.19	1.019	1.134
(=) Taxable Tax Capacity	680	698	18	2.7	Special District	3.35	3.54	0.000	0.000
FD Distrib Tax Cap	119	0	-119	-100	Total	134.72	142.11	1.019	1.134

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,700	94,700	0.0	1,085	1,166	81	7.5	1.15	1.23
Res Hmstd:Avg Val	141,900	141,900	0.0	1,811	1,933	121	6.7	1.28	1.36
Res Hmstd: Hi Val	189,200	189,200	0.0	2,539	2,701	162	6.4	1.34	1.43
Res Hmstd: Ex-Hi Val	283,800	283,800	0.0	3,995	4,238	243	6.1	1.41	1.49
Apartment	300,000	300,000	0.0	5,357	5,669	312	5.8	1.79	1.89
Comm/Ind: Lo Val	150,000	150,000	0.0	4,412	4,585	173	3.9	2.94	3.06
Comm/Ind: Med Val	300,000	300,000	0.0	10,244	10,642	398	3.9	3.41	3.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,460	38,907	1,446	3.9	3.75	3.89

County: Carver

Dahlgren

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	76,315	76,315	0	0.0	803	833	30	3.7	1.05	1.09
ResNonHm 1 Unit	5,020	5,020	0	0.0	57	59	2	3.4	1.13	1.17
ResNonHm 2-3Unit	1,384	1,384	0	0.0	19	19	1	3.4	1.34	1.38
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	986	986	0	0.0	14	14	0	3.1	1.42	1.47
Com/Ind Low Tier	1,510	1,510	0	0.0	40	38	-3	-6.5	2.66	2.49
Com/Ind Hi Tier	5,776	5,776	0	0.0	205	192	-13	-6.5	3.55	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,298	1,298	0	0.0	44	41	-3	-6.8	3.42	3.19
AgHmstd: House	19,527	19,527	0	0.0	183	190	8	4.1	0.94	0.98
AgHmstd: Land	28,112	28,112	0	0.0	119	123	4	3.8	0.42	0.44
Ag NonHmstd	5,345	5,345	0	0.0	52	54	1	2.7	0.98	1.00
Total	145,272	145,272	0	0.0	1,536	1,563	27	1.8	1.06	1.08

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	1,416	1,416	0	0.0	County	50.45	52.35	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.55	12.71	0.000	0.000
(-) FD Contrib Tax Cap	65	0	-65	-100	School District	31.23	31.70	1.333	1.460
(=) Taxable Tax Capacity	1,350	1,416	65	4.8	Special District	3.86	4.05	0.000	0.000
FD Distrib Tax Cap	80	0	-80	-100	Total	98.10	100.82	1.333	1.460

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	155,700	155,700	0.0	1,503	1,565	62	4.1	0.97	1.01
Res Hmstd:Avg Val	233,400	233,400	0.0	2,438	2,532	93	3.8	1.04	1.08
Res Hmstd: Hi Val	311,100	311,100	0.0	3,374	3,498	124	3.7	1.08	1.12
Res Hmstd: Ex-Hi Val	466,800	466,800	0.0	5,202	5,388	186	3.6	1.11	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,973	3,705	-268	-6.8	2.65	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	9,204	8,572	-633	-6.9	3.07	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,616	31,284	-2,332	-6.9	3.36	3.13

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Carver

Hamburg city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	22,242	22,242	0	0.0	361	402	41	11.2	1.62	1.81
ResNonHm 1 Unit	437	437	0	0.0	8	9	1	10.0	1.82	2.01
ResNonHm 2-3Unit	421	421	0	0.0	9	10	1	10.0	2.25	2.48
Apartments	629	629	0	0.0	14	16	1	10.0	2.25	2.48
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	602	602	0	0.0	20	23	3	13.4	3.32	3.76
Com/Ind Hi Tier	470	470	0	0.0	21	23	3	13.4	4.39	4.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	274	274	0	0.0	12	14	2	13.4	4.39	4.98
AgHmstd: House	73	73	0	0.0	1	1	0	12.8	1.42	1.61
AgHmstd: Land	0	0	0	0.0	0	0	0	11.8	0.80	0.89
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,149	25,149	0	0.0	447	498	51	11.4	1.78	1.98

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>			<i>Ref Mkt Val (mills)</i>	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	264	264	0	0.0	County	50.14	52.05	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	90.85	104.3	0.000	0.000
(-) FD Contrib Tax Cap	8	0	-8	-100	School District	27.40	28.83	1.019	1.134
(=) Taxable Tax Capacity	256	264	8	3.1	Special District	3.66	3.91	0.000	0.000
FD Distrib Tax Cap	72	0	-72	-100	Total	172.05	189.16	1.019	1.134

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,800	85,800	0.0	1,268	1,425	157	12.4	1.48	1.66
Res Hmstd:Avg Val	128,600	128,600	0.0	2,087	2,322	235	11.3	1.62	1.81
Res Hmstd: Hi Val	171,400	171,400	0.0	2,905	3,218	313	10.8	1.70	1.88
Res Hmstd: Ex-Hi Val	257,100	257,100	0.0	4,544	5,014	470	10.3	1.77	1.95
Apartment	300,000	300,000	0.0	6,757	7,434	676	10.0	2.25	2.48
Comm/Ind: Lo Val	150,000	150,000	0.0	4,978	5,644	666	13.4	3.32	3.76
Comm/Ind: Med Val	300,000	300,000	0.0	11,564	13,112	1,547	13.4	3.85	4.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,301	47,963	5,662	13.4	4.23	4.80

County: Carver

Hancock

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	10,434	10,434	0	0.0	98	103	6	5.6	0.94	0.99
ResNonHm 1 Unit	448	448	0	0.0	5	5	0	5.1	1.04	1.09
ResNonHm 2-3Unit	7	7	0	0.0	0	0	0	5.1	1.37	1.44
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	162	162	0	0.0	4	4	0	-4.8	2.64	2.52
Com/Ind Hi Tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	131	131	0	0.0	4	4	0	-7.6	3.32	3.07
AgHmstd: House	7,424	7,424	0	0.0	63	67	4	6.4	0.84	0.90
AgHmstd: Land	18,373	18,373	0	0.0	93	98	5	5.5	0.51	0.53
Ag NonHmstd	1,695	1,695	0	0.0	16	17	1	4.7	0.96	1.00
Total	38,674	38,674	0	0.0	283	298	15	5.3	0.73	0.77

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	317	317	0	0.0	County	50.45	52.35	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.92	21.07	0.000	0.000
(-) FD Contrib Tax Cap	2	0	-2	-100	School District	23.91	25.15	0.679	0.756
(=) Taxable Tax Capacity	315	317	2	0.6	Special District	3.66	3.91	0.000	0.000
FD Distrib Tax Cap	18	0	-18	-100	Total	97.93	102.49	0.679	0.756

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	124,300	124,300	0.0	1,041	1,107	66	6.4	0.84	0.89
Res Hmstd: Avg Val	186,300	186,300	0.0	1,746	1,846	99	5.7	0.94	0.99
Res Hmstd: Hi Val	248,400	248,400	0.0	2,453	2,585	132	5.4	0.99	1.04
Res Hmstd: Ex-Hi Val	372,700	372,700	0.0	3,866	4,065	199	5.1	1.04	1.09

County: Carver

Hollywood

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	37,421	37,421	0	0.0	341	361	20	5.9	0.91	0.96
ResNonHm 1 Unit	2,611	2,611	0	0.0	26	28	1	5.4	1.01	1.06
ResNonHm 2-3Unit	403	403	0	0.0	5	5	0	5.3	1.25	1.32
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,363	1,363	0	0.0	34	32	-2	-4.7	2.49	2.37
Com/Ind Hi Tier	863	863	0	0.0	28	27	-1	-4.9	3.30	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	329	329	0	0.0	11	10	-1	-4.7	3.31	3.15
AgHmstd: House	19,111	19,111	0	0.0	153	163	10	6.6	0.80	0.85
AgHmstd: Land	31,691	31,691	0	0.0	131	139	9	6.6	0.41	0.44
Ag NonHmstd	8,181	8,181	0	0.0	78	82	4	5.1	0.96	1.01
Total	101,972	101,972	0	0.0	807	848	41	5.1	0.79	0.83

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	902	902	0	0.0	County	50.45	52.36	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.02	19.20	0.000	0.000	
(-) FD Contrib Tax Cap	14	0	-14	-100	School District	23.61	25.14	0.490	0.537	
(=) Taxable Tax Capacity	888	902	14	1.6	Special District	3.26	3.49	0.000	0.000	
FD Distrib Tax Cap	64	0	-64	-100	Total	95.35	100.19	0.490	0.537	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	130,700	130,700	130,700	0.0	1,055	1,125	70	6.6	0.81	0.86
Res Hmstd: Avg Val	195,900	195,900	195,900	0.0	1,768	1,872	104	5.9	0.90	0.96
Res Hmstd: Hi Val	261,200	261,200	261,200	0.0	2,481	2,620	139	5.6	0.95	1.00
Res Hmstd: Ex-Hi Val	391,800	391,800	391,800	0.0	3,908	4,116	208	5.3	1.00	1.05
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,623	3,552	-71	-1.9	2.42	2.37
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,429	8,262	-167	-2.0	2.81	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,857	30,241	-617	-2.0	3.09	3.02

County: Carver

Laketown

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	131,757	131,757	0	0.0	1,304	1,369	65	5.0	0.99	1.04
ResNonHm 1 Unit	5,808	5,808	0	0.0	59	62	3	4.8	1.02	1.07
ResNonHm 2-3Unit	1,110	1,110	0	0.0	14	14	1	4.9	1.22	1.28
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,888	4,888	0	0.0	65	67	2	3.7	1.33	1.38
Com/Ind Low Tier	1,068	1,068	0	0.0	27	25	-2	-6.9	2.54	2.36
Com/Ind Hi Tier	1,305	1,305	0	0.0	44	40	-3	-7.6	3.34	3.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	752	752	0	0.0	25	24	-2	-6.7	3.38	3.15
AgHmstd: House	15,075	15,075	0	0.0	143	151	7	5.2	0.95	1.00
AgHmstd: Land	14,938	14,938	0	0.0	57	61	3	6.0	0.38	0.41
Ag NonHmstd	13,556	13,556	0	0.0	134	139	5	3.9	0.99	1.03
Total	190,257	190,257	0	0.0	1,873	1,953	80	4.3	0.98	1.03

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	1,872	1,872	0	0.0	County	50.45	52.36	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.31	16.56	0.000	0.000
(-) FD Contrib Tax Cap	22	0	-22	-100	School District	27.09	27.86	0.767	0.843
(=) Taxable Tax Capacity	1,850	1,872	22	1.2	Special District	3.87	4.04	0.000	0.000
FD Distrib Tax Cap	160	0	-160	-100	Total	96.72	100.82	0.767	0.843

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	170,600	170,600	0.0	1,562	1,645	83	5.3	0.92	0.96
Res Hmstd: Avg Val	255,800	255,800	0.0	2,528	2,652	124	4.9	0.99	1.04
Res Hmstd: Hi Val	341,000	341,000	0.0	3,494	3,660	166	4.7	1.02	1.07
Res Hmstd: Ex-Hi Val	511,700	511,700	0.0	5,370	5,619	250	4.7	1.05	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	3,864	3,612	-252	-6.5	2.58	2.41
Comm/Ind: Med Val	300,000	300,000	0.0	8,977	8,386	-591	-6.6	2.99	2.80
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,839	30,666	-2,174	-6.6	3.28	3.07

County: Carver

Mayer city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	35,775	35,775	0	0.0	553	581	28	5.0	1.55	1.62
ResNonHm 1 Unit	2,732	2,732	0	0.0	46	48	2	4.6	1.67	1.74
ResNonHm 2-3Unit	4,676	4,676	0	0.0	97	101	4	4.6	2.07	2.17
Apartments	463	463	0	0.0	10	10	0	4.6	2.07	2.17
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	3,803	3,803	0	0.0	121	129	8	6.4	3.19	3.40
Com/Ind Hi Tier	1,639	1,639	0	0.0	69	74	4	6.4	4.24	4.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	621	621	0	0.0	26	28	2	6.4	4.24	4.51
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	125	125	0	0.0	1	2	0	4.4	1.15	1.20
Ag NonHmstd	2,260	2,260	0	0.0	37	38	2	4.5	1.62	1.69
Total	52,092	52,092	0	0.0	961	1,011	50	5.2	1.84	1.94

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	574	574	0	0.0	County	50.36	52.26	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.89	87.38	0.000	0.000	
(-) FD Contrib Tax Cap	26	0	-26	-100	School District	24.11	25.72	0.502	0.551	
(=) Taxable Tax Capacity	549	574	26	4.7	Special District	3.26	3.49	0.000	0.000	
FD Distrib Tax Cap	65	0	-65	-100	Total	161.62	168.85	0.502	0.551	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,300	94,300	0.0	1,284	1,357	73	5.7	1.36	1.44
Res Hmstd:Avg Val	141,400	141,400	0.0	2,111	2,220	109	5.2	1.49	1.57
Res Hmstd: Hi Val	188,500	188,500	0.0	2,938	3,084	146	5.0	1.56	1.64
Res Hmstd: Ex-Hi Val	282,800	282,800	0.0	4,594	4,813	218	4.8	1.62	1.70
Apartment	300,000	300,000	0.0	6,211	6,497	286	4.6	2.07	2.17
Comm/Ind: Lo Val	150,000	150,000	0.0	4,791	5,099	308	6.4	3.19	3.40
Comm/Ind: Med Val	300,000	300,000	0.0	11,154	11,871	716	6.4	3.72	3.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,848	43,470	2,622	6.4	4.08	4.35

County: Carver

New Germany

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	13,483	13,483	0	0.0	156	168	12	8.0	1.15	1.25
ResNonHm 1 Unit	489	489	0	0.0	7	7	0	6.6	1.40	1.49
ResNonHm 2-3Unit	403	403	0	0.0	7	7	0	6.6	1.74	1.86
Apartments	441	441	0	0.0	8	8	1	6.6	1.74	1.86
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,004	1,004	0	0.0	29	30	1	4.6	2.90	3.03
Com/Ind Hi Tier	487	487	0	0.0	19	20	1	4.6	3.83	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	210	210	0	0.0	8	8	0	4.6	3.85	4.03
AgHmstd: House	89	89	0	0.0	1	1	0	8.6	1.07	1.17
AgHmstd: Land	401	401	0	0.0	2	3	0	8.3	0.58	0.63
Ag NonHmstd	86	86	0	0.0	1	1	0	6.5	1.37	1.45
Total	17,093	17,093	0	0.0	238	254	17	7.1	1.39	1.49

Tax Base

Tax Rates

	Taxable Market Value				Pct		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	183	183	0	0.0	County	50.45	52.35	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.11	64.67	0.000	0.000	
(-) FD Contrib Tax Cap	8	0	-8	-100	School District	23.73	24.88	0.360	0.400	
(=) Taxable Tax Capacity	175	183	8	4.5	Special District	3.26	3.49	0.000	0.000	
FD Distrib Tax Cap	46	0	-46	-100	Total	136.56	145.38	0.360	0.400	

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	76,200	76,200	0.0	764	834	70	9.2	1.00	1.10
Res Hmstd:Avg Val	114,300	114,300	0.0	1,332	1,438	105	7.9	1.17	1.26
Res Hmstd: Hi Val	152,300	152,300	0.0	1,899	2,040	141	7.4	1.25	1.34
Res Hmstd: Ex-Hi Val	228,500	228,500	0.0	3,036	3,247	211	6.9	1.33	1.42
Apartment	300,000	300,000	0.0	5,229	5,572	343	6.6	1.74	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,347	4,549	201	4.6	2.90	3.03
Comm/Ind: Med Val	300,000	300,000	0.0	10,126	10,593	468	4.6	3.38	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,091	38,802	1,711	4.6	3.71	3.88

County: Carver

Norwood Young

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	114,497	114,497	0	0.0	1,339	1,437	99	7.4	1.17	1.26
ResNonHm 1 Unit	6,482	6,482	0	0.0	88	94	6	6.3	1.36	1.45
ResNonHm 2-3Unit	3,454	3,454	0	0.0	58	61	4	6.3	1.67	1.78
Apartments	5,864	5,864	0	0.0	98	104	6	6.3	1.67	1.78
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	8,641	8,641	0	0.0	247	252	5	2.0	2.86	2.92
Com/Ind Hi Tier	15,108	15,108	0	0.0	571	582	11	2.0	3.78	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,291	2,291	0	0.0	87	88	2	2.0	3.78	3.85
AgHmstd: House	93	93	0	0.0	1	1	0	8.2	1.05	1.14
AgHmstd: Land	189	189	0	0.0	1	1	0	7.9	0.52	0.56
Ag NonHmstd	56	56	0	0.0	1	1	0	6.0	1.25	1.32
Total	156,675	156,675	0	0.0	2,490	2,622	132	5.3	1.59	1.67

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	1,806	1,806	0	0.0	County	50.46	52.36	0.000	0.000	
(-) TIF Tax Capacity	17	26	9	50.6	City/Town	42.84	46.74	0.141	0.141	
(-) FD Contrib Tax Cap	166	0	-166	-100	School District	27.78	29.19	1.019	1.134	
(=) Taxable Tax Capacity	1,623	1,779	157	9.7	Special District	3.55	3.80	0.000	0.000	
FD Distrib Tax Cap	452	0	-452	-100	Total	124.62	132.08	1.160	1.275	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,300	87,300	0.0	895	971	75	8.4	1.03	1.11
Res Hmstd: Avg Val	130,900	130,900	0.0	1,528	1,641	113	7.4	1.17	1.25
Res Hmstd: Hi Val	174,400	174,400	0.0	2,160	2,311	150	7.0	1.24	1.32
Res Hmstd: Ex-Hi Val	261,700	261,700	0.0	3,428	3,654	226	6.6	1.31	1.40
Apartment	300,000	300,000	0.0	5,021	5,336	315	6.3	1.67	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	4,293	4,381	88	2.0	2.86	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,958	10,158	199	2.0	3.32	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,398	37,118	719	2.0	3.64	3.71

County: Carver

San Francisco

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	52,865	52,865	0	0.0	515	537	22	4.3	0.97	1.02
ResNonHm 1 Unit	2,874	2,874	0	0.0	27	28	1	4.2	0.94	0.98
ResNonHm 2-3Unit	2,040	2,040	0	0.0	28	29	1	3.8	1.36	1.41
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	141	141	0	0.0	2	2	0	2.2	1.31	1.34
Com/Ind Low Tier	394	394	0	0.0	10	9	-1	-7.5	2.50	2.32
Com/Ind Hi Tier	8	8	0	0.0	0	0	0	-10.1	3.12	2.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	130	130	0	0.0	5	4	0	-5.4	3.51	3.32
AgHmstd: House	10,750	10,750	0	0.0	82	86	4	5.2	0.76	0.80
AgHmstd: Land	15,182	15,182	0	0.0	60	63	3	5.3	0.40	0.42
Ag NonHmstd	6,992	6,992	0	0.0	60	62	2	4.2	0.86	0.89
Total	91,375	91,375	0	0.0	788	822	33	4.2	0.86	0.90

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	863	863	0	0.0	County	50.45	52.36	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.48	12.14	0.000	0.000
(-) FD Contrib Tax Cap	3	0	-3	-100	School District	24.86	25.37	0.921	1.007
(=) Taxable Tax Capacity	860	863	3	0.4	Special District	4.21	4.47	0.000	0.000
FD Distrib Tax Cap	46	0	-46	-100	Total	91.00	94.34	0.921	1.007

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	165,500	165,500		0.0	1,435	1,505	69	4.8	0.87	0.91
Res Hmstd: Avg Val	248,200	248,200		0.0	2,338	2,442	104	4.5	0.94	0.98
Res Hmstd: Hi Val	330,800	330,800		0.0	3,240	3,379	139	4.3	0.98	1.02
Res Hmstd: Ex-Hi Val	496,400	496,400		0.0	4,974	5,183	208	4.2	1.00	1.04
Comm/Ind: Lo Val	150,000	150,000		0.0	3,724	3,491	-233	-6.3	2.48	2.33
Comm/Ind: Med Val	300,000	300,000		0.0	8,643	8,096	-548	-6.3	2.88	2.70
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,600	29,583	-2,017	-6.4	3.16	2.96

County: Carver

Victoria city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	505,964	505,964	0	0.0	7,207	7,478	271	3.8	1.42	1.48
ResNonHm 1 Unit	20,476	20,476	0	0.0	303	314	11	3.7	1.48	1.54
ResNonHm 2-3Unit	6,935	6,935	0	0.0	123	127	4	3.5	1.77	1.83
Apartments	2,981	2,981	0	0.0	53	55	2	3.5	1.78	1.84
Seasonal Rec	3,737	3,737	0	0.0	67	69	2	2.7	1.79	1.83
Com/Ind Low Tier	4,322	4,322	0	0.0	126	127	1	0.8	2.93	2.95
Com/Ind Hi Tier	5,911	5,911	0	0.0	229	231	2	0.8	3.87	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,934	2,934	0	0.0	114	115	1	0.8	3.89	3.92
AgHmstd: House	1,675	1,675	0	0.0	23	23	1	4.0	1.35	1.40
AgHmstd: Land	946	946	0	0.0	5	5	0	4.1	0.51	0.53
Ag NonHmstd	3,259	3,259	0	0.0	42	43	1	3.0	1.28	1.32
Total	559,139	559,139	0	0.0	8,291	8,587	296	3.6	1.48	1.54

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>			<i>Ref Mkt Val (mills)</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	5,799	5,799	0	0.0	County	50.45	52.35	0.000	0.000
(-) TIF Tax Capacity	52	52	0	0.0	City/Town	40.93	42.55	0.000	0.000
(-) FD Contrib Tax Cap	87	0	-87	-100	School District	31.53	31.73	1.769	1.913
(=) Taxable Tax Capacity	5,660	5,747	87	1.5	Special District	4.07	4.25	0.000	0.000
FD Distrib Tax Cap	283	0	-283	-100	Total	126.99	130.88	1.769	1.913

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	198,900	198,900	0.0	2,684	2,790	106	4.0	1.35	1.40
Res Hmstd:Avg Val	298,200	298,200	0.0	4,210	4,369	159	3.8	1.41	1.47
Res Hmstd: Hi Val	397,400	397,400	0.0	5,735	5,947	212	3.7	1.44	1.50
Res Hmstd: Ex-Hi Val	596,300	596,300	0.0	8,933	9,260	327	3.7	1.50	1.55
Apartment	300,000	300,000	0.0	5,293	5,482	189	3.6	1.76	1.83
Comm/Ind: Lo Val	150,000	150,000	0.0	4,422	4,449	27	0.6	2.95	2.97
Comm/Ind: Med Val	300,000	300,000	0.0	10,230	10,286	56	0.5	3.41	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,333	37,524	191	0.5	3.73	3.75

County: Carver

Waconia city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	481,126	481,126	0	0.0	5,327	5,598	270	5.1	1.11 1.16
ResNonHm 1 Unit	22,439	22,439	0	0.0	270	283	13	4.7	1.20 1.26
ResNonHm 2-3Unit	11,559	11,559	0	0.0	173	181	8	4.6	1.49 1.56
Apartments	10,841	10,841	0	0.0	162	170	7	4.6	1.49 1.56
Seasonal Rec	1,154	1,154	0	0.0	18	19	1	3.3	1.58 1.63
Com/Ind Low Tier	19,999	19,999	0	0.0	540	536	-4	-0.7	2.70 2.68
Com/Ind Hi Tier	48,541	48,541	0	0.0	1,741	1,728	-13	-0.7	3.59 3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	4,603	4,603	0	0.0	165	164	-1	-0.7	3.58 3.56
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00 0.00
AgHmstd: Land	42	42	0	0.0	0	0	0	4.1	0.69 0.72
Ag NonHmstd	183	183	0	0.0	2	2	0	4.5	1.17 1.22
Total	600,488	600,488	0	0.0	8,398	8,680	281	3.4	1.40 1.45

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	6,697	6,697	0	0.0	County	50.45	52.35	0.000	0.000
(-) TIF Tax Capacity	132	132	0	0.0	City/Town	39.28	41.27	0.000	0.000
(-) FD Contrib Tax Cap	448	0	-448	-100	School District	23.73	24.87	0.360	0.400
(=) Taxable Tax Capacity	6,118	6,565	448	7.3	Special District	3.24	3.41	0.000	0.000
FD Distrib Tax Cap	705	0	-705	-100	Total	116.69	121.90	0.360	0.400

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	129,900	129,900	0.0	1,307	1,380	73	5.6	1.01	1.06
Res Hmstd:Avg Val	194,700	194,700	0.0	2,145	2,254	109	5.1	1.10	1.16
Res Hmstd: Hi Val	259,500	259,500	0.0	2,983	3,128	146	4.9	1.15	1.21
Res Hmstd: Ex-Hi Val	389,400	389,400	0.0	4,662	4,881	218	4.7	1.20	1.25
Apartment	300,000	300,000	0.0	4,484	4,691	207	4.6	1.49	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	4,048	4,020	-28	-0.7	2.70	2.68
Comm/Ind: Med Val	300,000	300,000	0.0	9,427	9,360	-67	-0.7	3.14	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,530	34,282	-248	-0.7	3.45	3.43

County: Carver

Waconia township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	73,000	73,000	0	0.0	651	682	31	4.7	0.89	0.93
ResNonHm 1 Unit	3,614	3,614	0	0.0	34	36	1	4.4	0.94	0.99
ResNonHm 2-3Unit	817	817	0	0.0	10	10	0	4.3	1.17	1.22
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,081	2,081	0	0.0	29	29	1	2.8	1.37	1.41
Com/Ind Low Tier	1,136	1,136	0	0.0	28	26	-2	-7.4	2.45	2.27
Com/Ind Hi Tier	234	234	0	0.0	8	7	-1	-7.5	3.26	3.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,098	3,098	0	0.0	101	93	-8	-7.5	3.26	3.01
AgHmstd: House	18,856	18,856	0	0.0	154	162	8	5.2	0.81	0.86
AgHmstd: Land	23,599	23,599	0	0.0	87	92	5	5.7	0.37	0.39
Ag NonHmstd	6,403	6,403	0	0.0	58	61	2	4.1	0.91	0.95
Total	132,838	132,838	0	0.0	1,159	1,197	38	3.3	0.87	0.90

Tax Base

Tax Rates

	Taxable Market Value				Pct		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	1,271	1,271	0	0.0	County	50.45	52.36	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.44	13.93	0.000	0.000	
(-) FD Contrib Tax Cap	29	0	-29	-100	School District	23.92	25.09	0.390	0.433	
(=) Taxable Tax Capacity	1,242	1,271	29	2.3	Special District	3.24	3.42	0.000	0.000	
FD Distrib Tax Cap	66	0	-66	-100	Total	91.05	94.79	0.390	0.433	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	164,500	164,500	0.0	1,338	1,406	69	5.1	0.81	0.85
Res Hmstd: Avg Val	246,600	246,600	0.0	2,191	2,294	103	4.7	0.89	0.93
Res Hmstd: Hi Val	328,700	328,700	0.0	3,045	3,182	137	4.5	0.93	0.97
Res Hmstd: Ex-Hi Val	493,200	493,200	0.0	4,683	4,889	206	4.4	0.95	0.99
Comm/Ind: Lo Val	150,000	150,000	0.0	3,549	3,415	-134	-3.8	2.37	2.28
Comm/Ind: Med Val	300,000	300,000	0.0	8,263	7,947	-315	-3.8	2.75	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,257	29,097	-1,160	-3.8	3.03	2.91

County: Carver

Watertown city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	147,164	147,164	0	0.0	1,662	1,750	89	5.3	1.13	1.19
ResNonHm 1 Unit	9,056	9,056	0	0.0	115	120	5	4.8	1.27	1.33
ResNonHm 2-3Unit	4,406	4,406	0	0.0	69	72	3	4.8	1.56	1.63
Apartments	6,016	6,016	0	0.0	94	98	4	4.8	1.56	1.63
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	5,439	5,439	0	0.0	150	149	-1	-0.4	2.76	2.75
Com/Ind Hi Tier	6,940	6,940	0	0.0	253	252	-1	-0.5	3.64	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,952	1,952	0	0.0	71	71	0	-0.5	3.64	3.63
AgHmstd: House	639	639	0	0.0	8	8	0	5.1	1.18	1.24
AgHmstd: Land	868	868	0	0.0	5	5	0	5.4	0.56	0.59
Ag NonHmstd	463	463	0	0.0	5	6	0	4.8	1.16	1.22
Total	182,944	182,944	0	0.0	2,430	2,531	101	4.1	1.33	1.38

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,967	1,967	0	0.0	County	50.46	52.36	0.000	0.000	
(-) TIF Tax Capacity	83	88	5	5.6	City/Town	38.22	40.02	0.541	0.541	
(-) FD Contrib Tax Cap	82	0	-82	-100	School District	24.24	25.85	0.502	0.551	
(=) Taxable Tax Capacity	1,802	1,879	78	4.3	Special District	3.26	3.49	0.000	0.000	
FD Distrib Tax Cap	462	0	-462	-100	Total	116.18	121.72	1.042	1.092	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	105,300	105,300	0.0	1,056	1,119	63	6.0	1.00	1.06
Res Hmstd:Avg Val	157,900	157,900	0.0	1,769	1,864	95	5.4	1.12	1.18
Res Hmstd: Hi Val	210,500	210,500	0.0	2,482	2,609	127	5.1	1.18	1.24
Res Hmstd: Ex-Hi Val	315,800	315,800	0.0	3,910	4,100	190	4.9	1.24	1.30
Apartment	300,000	300,000	0.0	4,670	4,892	222	4.8	1.56	1.63
Comm/Ind: Lo Val	150,000	150,000	0.0	4,138	4,120	-18	-0.4	2.76	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,602	9,558	-44	-0.5	3.20	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,104	34,938	-166	-0.5	3.51	3.49

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Carver

Watertown

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	69,003	69,003	0	0.0	619	648	29	4.8	0.90	0.94
ResNonHm 1 Unit	4,649	4,649	0	0.0	45	47	2	4.4	0.96	1.00
ResNonHm 2-3Unit	2,044	2,044	0	0.0	24	25	1	4.4	1.19	1.24
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,123	1,123	0	0.0	13	14	1	4.4	1.19	1.25
Com/Ind Low Tier	1,047	1,047	0	0.0	27	24	-3	-12.1	2.61	2.29
Com/Ind Hi Tier	150	150	0	0.0	5	5	-1	-12.7	3.48	3.04
Publ U: Elec Gen	5,873	5,873	0	0.0	129	113	-16	-12.4	2.19	1.92
Publ U: Other	2,056	2,056	0	0.0	68	62	-6	-9.3	3.32	3.01
AgHmstd: House	26,717	26,717	0	0.0	226	237	11	5.0	0.85	0.89
AgHmstd: Land	27,433	27,433	0	0.0	94	100	6	6.0	0.34	0.36
Ag NonHmstd	7,100	7,100	0	0.0	65	68	3	4.1	0.91	0.95
Total	147,194	147,194	0	0.0	1,315	1,342	26	2.0	0.89	0.91

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,446	1,446	0	0.0	County	50.45	52.36	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.45	13.56	0.000	0.000
(-) FD Contrib Tax Cap	71	0	-71	-100	School District	24.15	25.64	0.477	0.525
(=) Taxable Tax Capacity	1,375	1,446	71	5.1	Special District	3.24	3.43	0.000	0.000
FD Distrib Tax Cap	72	0	-72	-100	Total	91.29	94.98	0.477	0.525

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	159,300	159,300	0.0	1,301	1,368	66	5.1	0.82	0.86
Res Hmstd: Avg Val	238,800	238,800	0.0	2,136	2,236	100	4.7	0.89	0.94
Res Hmstd: Hi Val	318,300	318,300	0.0	2,972	3,105	133	4.5	0.93	0.98
Res Hmstd: Ex-Hi Val	477,500	477,500	0.0	4,587	4,786	199	4.3	0.96	1.00
Comm/Ind: Lo Val	150,000	150,000	0.0	3,754	3,433	-321	-8.5	2.50	2.29
Comm/Ind: Med Val	300,000	300,000	0.0	8,735	7,985	-750	-8.6	2.91	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,981	29,226	-2,756	-8.6	3.20	2.92

County: Carver

Young America

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	27,109	27,109	0	0.0	260	275	15	5.9	0.96	1.02
ResNonHm 1 Unit	2,903	2,903	0	0.0	31	33	2	5.3	1.07	1.13
ResNonHm 2-3Unit	276	276	0	0.0	4	4	0	5.2	1.31	1.38
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,210	1,210	0	0.0	31	30	-1	-3.3	2.53	2.44
Com/Ind Hi Tier	738	738	0	0.0	25	24	-1	-3.5	3.34	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	302	302	0	0.0	10	10	0	-3.5	3.32	3.20
AgHmstd: House	12,313	12,313	0	0.0	102	109	7	6.7	0.83	0.89
AgHmstd: Land	27,657	27,657	0	0.0	129	136	7	5.7	0.46	0.49
Ag NonHmstd	6,001	6,001	0	0.0	58	61	3	4.6	0.97	1.01
Total	78,509	78,509	0	0.0	649	681	32	4.9	0.83	0.87

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	688	688	0	0.0	County	50.46	52.36	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.06	15.99	0.000	0.000
(-) FD Contrib Tax Cap	10	0	-10	-100	School District	27.63	29.03	1.024	1.140
(=) Taxable Tax Capacity	678	688	10	1.5	Special District	3.53	3.76	0.000	0.000
FD Distrib Tax Cap	47	0	-47	-100	Total	96.67	101.14	1.024	1.140

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,300	127,300	127,300	0.0	1,103	1,175	72	6.5	0.87	0.92
Res Hmstd: Avg Val	190,900	190,900	190,900	0.0	1,840	1,948	107	5.8	0.96	1.02
Res Hmstd: Hi Val	254,500	254,500	254,500	0.0	2,578	2,721	143	5.6	1.01	1.07
Res Hmstd: Ex-Hi Val	381,800	381,800	381,800	0.0	4,053	4,268	215	5.3	1.06	1.12
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,791	3,664	-127	-3.4	2.53	2.44
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,795	8,493	-302	-3.4	2.93	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,145	31,025	-1,120	-3.5	3.21	3.10

County: Dakota

Apple Valley city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	3,065,058	3,065,058	0	0.0	33,117	34,618	1,502	4.5	1.08 1.13
ResNonHm 1 Unit	109,274	109,274	0	0.0	1,283	1,337	54	4.2	1.17 1.22
ResNonHm 2-3Unit	26,152	26,152	0	0.0	373	388	15	4.0	1.43 1.48
Apartments	134,361	134,361	0	0.0	1,916	1,993	77	4.0	1.43 1.48
Seasonal Rec	772	772	0	0.0	11	11	0	3.2	1.42 1.47
Com/Ind Low Tier	29,453	29,453	0	0.0	788	753	-35	-4.5	2.68 2.56
Com/Ind Hi Tier	328,028	328,028	0	0.0	11,527	10,983	-545	-4.7	3.51 3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	36,877	36,877	0	0.0	1,290	1,229	-61	-4.7	3.50 3.33
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00 0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Ag NonHmstd	8,181	8,181	0	0.0	83	85	3	3.2	1.01 1.04
Total	3,738,156	3,738,156	0	0.0	50,388	51,397	1,009	2.0	1.35 1.37

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	41,602	41,602	0	0.0	County	30.46	31.07	0.075	0.075	
(-) TIF Tax Capacity	1,872	1,872	0	0.0	City/Town	39.53	41.39	0.142	0.142	
(-) FD Contrib Tax Cap	2,660	0	-2,660	-100	School District	25.93	26.63	1.408	1.573	
(=) Taxable Tax Capacity	37,070	39,730	2,660	7.2	Special District	5.12	5.21	0.000	0.000	
FD Distrib Tax Cap	4,306	0	-4,306	-100	Total	101.04	104.29	1.625	1.790	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base Alter
Res Hmstd: Lo Val	135,000	135,000	0.0	1,333	1,399	66	5.0	0.99	1.04
Res Hmstd: Avg Val	202,300	202,300	0.0	2,182	2,282	99	4.5	1.08	1.13
Res Hmstd: Hi Val	269,700	269,700	0.0	3,034	3,166	132	4.4	1.12	1.17
Res Hmstd: Ex-Hi Val	404,700	404,700	0.0	4,739	4,937	198	4.2	1.17	1.22
Apartment	300,000	300,000	0.0	4,276	4,448	171	4.0	1.43	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	4,014	3,833	-181	-4.5	2.68	2.56
Comm/Ind: Med Val	300,000	300,000	0.0	9,284	8,853	-431	-4.6	3.09	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,879	32,282	-1,597	-4.7	3.39	3.23

County: Dakota

Burnsville city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	3,049,230	3,049,230	0	0.0	32,616	33,072	456	1.4	1.07	1.08
ResNonHm 1 Unit	134,032	134,032	0	0.0	1,564	1,584	20	1.3	1.17	1.18
ResNonHm 2-3Unit	28,899	28,899	0	0.0	417	421	4	0.9	1.44	1.46
Apartments	449,380	449,380	0	0.0	6,387	6,447	60	0.9	1.42	1.43
Seasonal Rec	1,535	1,535	0	0.0	22	22	0	0.0	1.44	1.44
Com/Ind Low Tier	80,558	80,558	0	0.0	2,148	1,991	-157	-7.3	2.67	2.47
Com/Ind Hi Tier	880,562	880,562	0	0.0	30,854	28,585	-2,269	-7.4	3.50	3.25
Publ U: Elec Gen	50,309	50,309	0	0.0	1,209	1,070	-139	-11.5	2.40	2.13
Publ U: Other	80,533	80,533	0	0.0	2,807	2,593	-214	-7.6	3.49	3.22
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	945	945	0	0.0	9	9	0	-0.9	0.97	0.96
Total	4,755,984	4,755,984	0	0.0	78,032	75,793	-2,239	-2.9	1.64	1.59

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	59,285	59,285	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	3,782	3,818	36	0.9	City/Town	40.77	39.43	0.000	0.000
(-) FD Contrib Tax Cap	7,568	0	-7,568	-100	School District	22.12	22.16	1.668	1.880
(=) Taxable Tax Capacity	47,935	55,467	7,532	15.7	Special District	6.28	6.29	0.000	0.000
FD Distrib Tax Cap	5,668	0	-5,668	-100	Total	99.63	98.95	1.743	1.955

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,200	127,200	0.0	1,231	1,249	18	1.5	0.97	0.98	
Res Hmstd:Avg Val	190,700	190,700	0.0	2,032	2,059	27	1.4	1.07	1.08	
Res Hmstd: Hi Val	254,300	254,300	0.0	2,833	2,870	37	1.3	1.11	1.13	
Res Hmstd: Ex-Hi Val	381,500	381,500	0.0	4,437	4,492	55	1.2	1.16	1.18	
Apartment	300,000	300,000	0.0	4,259	4,297	38	0.9	1.42	1.43	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,018	3,737	-281	-7.0	2.68	2.49	
Comm/Ind: Med Val	300,000	300,000	0.0	9,289	8,622	-667	-7.2	3.10	2.87	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,886	31,419	-2,467	-7.3	3.39	3.14	

County: Dakota

Castle Rock

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	81,502	81,502	0	0.0	689	705	16	2.3	0.84	0.86
ResNonHm 1 Unit	4,206	4,206	0	0.0	39	40	1	2.3	0.92	0.94
ResNonHm 2-3Unit	1,530	1,530	0	0.0	18	18	0	1.9	1.16	1.18
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,111	1,111	0	0.0	13	13	0	2.0	1.13	1.15
Com/Ind Low Tier	4,439	4,439	0	0.0	111	98	-13	-11.5	2.49	2.20
Com/Ind Hi Tier	4,127	4,127	0	0.0	136	120	-16	-11.6	3.30	2.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	871	871	0	0.0	28	25	-3	-11.6	3.24	2.87
AgHmstd: House	21,352	21,352	0	0.0	180	184	5	2.5	0.84	0.86
AgHmstd: Land	29,915	29,915	0	0.0	132	135	3	2.3	0.44	0.45
Ag NonHmstd	8,049	8,049	0	0.0	69	70	1	1.7	0.86	0.87
Total	157,102	157,102	0	0.0	1,414	1,408	-6	-0.4	0.90	0.90

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,540	1,540	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.01	17.41	0.000	0.000
(-) FD Contrib Tax Cap	67	0	-67	-100	School District	34.66	35.06	0.616	0.669
(=) Taxable Tax Capacity	1,473	1,540	67	4.5	Special District	3.46	3.53	0.000	0.000
FD Distrib Tax Cap	83	0	-83	-100	Total	85.60	87.07	0.691	0.744

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	145,700	145,700	0.0	1,107	1,136	29	2.6	0.76	0.78
Res Hmstd: Avg Val	218,500	218,500	0.0	1,846	1,889	44	2.4	0.84	0.86
Res Hmstd: Hi Val	291,300	291,300	0.0	2,585	2,643	58	2.3	0.89	0.91
Res Hmstd: Ex-Hi Val	437,000	437,000	0.0	4,043	4,130	88	2.2	0.93	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	3,714	3,288	-426	-11.5	2.48	2.19
Comm/Ind: Med Val	300,000	300,000	0.0	8,631	7,635	-996	-11.5	2.88	2.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,579	27,921	-3,658	-11.5	3.16	2.79

County: Dakota

Coates city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	5,596	5,596	0	0.0	45	45	1	1.8	0.80	0.81
ResNonHm 1 Unit	1,175	1,175	0	0.0	12	12	0	1.5	0.98	1.00
ResNonHm 2-3Unit	663	663	0	0.0	8	8	0	1.2	1.19	1.21
Apartments	198	198	0	0.0	2	2	0	1.2	1.19	1.21
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,459	1,459	0	0.0	37	32	-5	-12.2	2.54	2.23
Com/Ind Hi Tier	2,003	2,003	0	0.0	67	58	-8	-12.6	3.33	2.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	236	236	0	0.0	8	7	-1	-12.6	3.33	2.91
AgHmstd: House	463	463	0	0.0	4	4	0	1.6	0.91	0.93
AgHmstd: Land	933	933	0	0.0	5	5	0	-0.2	0.53	0.53
Ag NonHmstd	618	618	0	0.0	5	5	0	-0.2	0.83	0.83
Total	13,344	13,344	0	0.0	192	180	-13	-6.6	1.44	1.35

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	162	162	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.46	21.89	0.000	0.000
(-) FD Contrib Tax Cap	27	0	-27	-100	School District	26.00	26.71	1.404	1.569
(=) Taxable Tax Capacity	136	162	27	19.8	Special District	3.54	3.62	0.000	0.000
FD Distrib Tax Cap	15	0	-15	-100	Total	83.46	83.29	1.479	1.644

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,200	98,200	0.0	681	695	14	2.1	0.69	0.71
Res Hmstd: Avg Val	147,300	147,300	0.0	1,207	1,229	22	1.8	0.82	0.83
Res Hmstd: Hi Val	196,300	196,300	0.0	1,733	1,762	29	1.7	0.88	0.90
Res Hmstd: Ex-Hi Val	294,500	294,500	0.0	2,786	2,830	43	1.6	0.95	0.96
Apartment	300,000	300,000	0.0	3,574	3,616	43	1.2	1.19	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,803	3,338	-464	-12.	2.54	2.23
Comm/Ind: Med Val	300,000	300,000	0.0	8,799	7,707	-1,092	-12.	2.93	2.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,113	28,093	-4,021	-12.	3.21	2.81

County: Dakota

Douglas township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	36,460	36,460	0	0.0	328	339	11	3.4	0.90	0.93
ResNonHm 1 Unit	1,791	1,791	0	0.0	18	19	1	3.3	1.00	1.04
ResNonHm 2-3Unit	381	381	0	0.0	5	5	0	3.1	1.21	1.24
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,471	1,471	0	0.0	15	16	0	1.8	1.04	1.06
Com/Ind Low Tier	457	457	0	0.0	12	10	-1	-9.4	2.53	2.29
Com/Ind Hi Tier	45	45	0	0.0	1	1	0	-9.7	3.31	2.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	545	545	0	0.0	21	16	-5	-25.9	3.85	2.85
AgHmstd: House	15,274	15,274	0	0.0	131	135	4	3.2	0.85	0.88
AgHmstd: Land	28,870	28,870	0	0.0	129	132	3	2.6	0.45	0.46
Ag NonHmstd	5,618	5,618	0	0.0	46	47	1	2.2	0.82	0.84
Total	90,912	90,912	0	0.0	705	718	14	2.0	0.77	0.79

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	814	814	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.51	24.32	0.000	0.000
(-) FD Contrib Tax Cap	13	0	-13	-100	School District	24.91	25.28	1.371	1.475
(=) Taxable Tax Capacity	801	814	13	1.6	Special District	3.40	3.47	0.000	0.000
FD Distrib Tax Cap	36	0	-36	-100	Total	82.29	84.14	1.446	1.550

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	145,600	145,600		0.0	1,167	1,209	42	3.6	0.80	0.83
Res Hmstd:Avg Val	218,300	218,300		0.0	1,936	1,999	63	3.3	0.89	0.92
Res Hmstd: Hi Val	291,000	291,000		0.0	2,705	2,789	84	3.1	0.93	0.96
Res Hmstd: Ex-Hi Val	436,600	436,600		0.0	4,224	4,350	126	3.0	0.97	1.00
Comm/Ind: Lo Val	150,000	150,000		0.0	4,028	3,343	-685	-17.	2.69	2.23
Comm/Ind: Med Val	300,000	300,000		0.0	9,327	7,723	-1,604	-17.	3.11	2.57
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	34,054	28,162	-5,891	-17.	3.41	2.82

County: Dakota

Eagan city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	4,000,006	4,000,006	0	0.0	38,561	39,075	514	1.3	0.96	0.98
ResNonHm 1 Unit	149,371	149,371	0	0.0	1,538	1,552	15	1.0	1.03	1.04
ResNonHm 2-3Unit	22,807	22,807	0	0.0	284	286	2	0.7	1.24	1.25
Apartments	337,117	337,117	0	0.0	4,089	4,102	14	0.3	1.21	1.22
Seasonal Rec	3,516	3,516	0	0.0	44	44	0	0.8	1.26	1.27
Com/Ind Low Tier	81,473	81,473	0	0.0	2,052	1,809	-243	-11.9	2.52	2.22
Com/Ind Hi Tier	1,149,800	1,149,800	0	0.0	37,832	33,104	-4,728	-12.5	3.29	2.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54,044	54,044	0	0.0	1,802	1,605	-197	-10.9	3.33	2.97
AgHmstd: House	687	687	0	0.0	6	7	0	1.6	0.94	0.96
AgHmstd: Land	426	426	0	0.0	1	1	0	-0.3	0.24	0.24
Ag NonHmstd	373	373	0	0.0	3	3	0	-0.4	0.88	0.88
Total	5,799,621	5,799,621	0	0.0	86,212	81,589	-4,623	-5.4	1.49	1.41

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	71,375	71,375	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	309	413	103	33.4	City/Town	28.74	27.25	0.187	0.187
(-) FD Contrib Tax Cap	9,338	0	-9,338	-100	School District	22.24	21.95	1.388	1.547
(=) Taxable Tax Capacity	61,727	70,962	9,235	15.0	Special District	4.96	5.01	0.000	0.000
FD Distrib Tax Cap	5,334	0	-5,334	-100	Total	86.40	85.28	1.651	1.810

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,600	141,600	0.0	1,212	1,219	7	0.5	0.86	0.86
Res Hmstd:Avg Val	212,300	212,300	0.0	2,003	2,013	10	0.5	0.94	0.95
Res Hmstd: Hi Val	283,000	283,000	0.0	2,795	2,808	13	0.5	0.99	0.99
Res Hmstd: Ex-Hi Val	424,600	424,600	0.0	4,370	4,390	20	0.5	1.03	1.03
Apartment	300,000	300,000	0.0	3,735	3,741	6	0.2	1.25	1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	3,830	3,408	-423	-11.	2.55	2.27
Comm/Ind: Med Val	300,000	300,000	0.0	8,855	7,861	-994	-11.	2.95	2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,303	28,643	-3,660	-11.	3.23	2.86

County: Dakota

Empire township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	93,138	93,138	0	0.0	881	912	31	3.5	0.95	0.98
ResNonHm 1 Unit	8,654	8,654	0	0.0	91	94	3	3.3	1.05	1.08
ResNonHm 2-3Unit	2,909	2,909	0	0.0	38	39	1	3.0	1.30	1.34
Apartments	570	570	0	0.0	7	8	0	3.0	1.30	1.34
Seasonal Rec	1,303	1,303	0	0.0	17	17	1	3.0	1.30	1.34
Com/Ind Low Tier	2,661	2,661	0	0.0	67	64	-3	-4.4	2.51	2.40
Com/Ind Hi Tier	4,203	4,203	0	0.0	138	132	-6	-4.6	3.29	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,959	4,959	0	0.0	164	156	-7	-4.5	3.30	3.15
AgHmstd: House	8,628	8,628	0	0.0	80	83	3	4.0	0.93	0.96
AgHmstd: Land	12,478	12,478	0	0.0	64	66	2	3.4	0.51	0.53
Ag NonHmstd	17,123	17,123	0	0.0	163	168	5	3.0	0.95	0.98
Total	156,624	156,624	0	0.0	1,710	1,740	30	1.7	1.09	1.11

Tax Base

Tax Rates

	Taxable Market Value				Pct		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	1,635	1,635	0	0.0	County	30.46	31.07	0.075	0.075	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.42	32.11	0.000	0.000	
(-) FD Contrib Tax Cap	59	0	-59	-100	School District	34.13	34.44	0.499	0.566	
(=) Taxable Tax Capacity	1,576	1,635	59	3.8	Special District	3.53	3.61	0.000	0.000	
FD Distrib Tax Cap	120	0	-120	-100	Total	98.55	101.23	0.574	0.641	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,300	127,300	0.0	1,070	1,112	43	4.0	0.84	0.87
Res Hmstd: Avg Val	190,900	190,900	0.0	1,790	1,854	64	3.6	0.94	0.97
Res Hmstd: Hi Val	254,400	254,400	0.0	2,510	2,595	85	3.4	0.99	1.02
Res Hmstd: Ex-Hi Val	381,700	381,700	0.0	3,952	4,080	128	3.2	1.04	1.07
Apartment	300,000	300,000	0.0	3,868	3,988	121	3.1	1.29	1.33
Comm/Ind: Lo Val	150,000	150,000	0.0	3,752	3,591	-161	-4.3	2.50	2.39
Comm/Ind: Med Val	300,000	300,000	0.0	8,726	8,348	-379	-4.3	2.91	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,939	30,544	-1,395	-4.4	3.19	3.05

County: Dakota

Eureka township

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	96,011	96,011	0	0.0	933	960	27	2.9	0.97	1.00
ResNonHm 1 Unit	4,854	4,854	0	0.0	49	50	1	2.5	1.00	1.03
ResNonHm 2-3Unit	2,175	2,175	0	0.0	27	28	1	2.4	1.24	1.27
Apartments	275	275	0	0.0	3	3	0	1.3	1.24	1.26
Seasonal Rec	3,806	3,806	0	0.0	56	58	2	2.7	1.47	1.51
Com/Ind Low Tier	676	676	0	0.0	16	15	-1	-4.8	2.38	2.27
Com/Ind Hi Tier	486	486	0	0.0	15	15	-1	-5.0	3.14	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,208	3,208	0	0.0	100	95	-5	-5.1	3.12	2.96
AgHmstd: House	25,438	25,438	0	0.0	242	249	7	2.8	0.95	0.98
AgHmstd: Land	23,956	23,956	0	0.0	99	102	2	2.2	0.41	0.42
Ag NonHmstd	17,779	17,779	0	0.0	154	156	3	1.8	0.86	0.88
Total	178,663	178,663	0	0.0	1,695	1,730	36	2.1	0.95	0.97

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>			<i>Ref Mkt Val (mills)</i>	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,766	1,766	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.35	18.99	0.000	0.000
(-) FD Contrib Tax Cap	16	0	-16	-100	School District	33.06	33.27	1.584	1.710
(=) Taxable Tax Capacity	1,750	1,766	16	0.9	Special District	3.49	3.56	0.000	0.000
FD Distrib Tax Cap	75	0	-75	-100	Total	85.37	86.89	1.660	1.786

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	175,500	175,500	0.0	1,575	1,624	49	3.1	0.90	0.93
Res Hmstd: Avg Val	263,000	263,000	0.0	2,546	2,619	73	2.9	0.97	1.00
Res Hmstd: Hi Val	350,600	350,600	0.0	3,518	3,616	98	2.8	1.00	1.03
Res Hmstd: Ex-Hi Val	526,100	526,100	0.0	5,420	5,567	148	2.7	1.03	1.06
Apartment	300,000	300,000	0.0	3,699	3,794	95	2.6	1.23	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,612	3,440	-171	-4.7	2.41	2.29
Comm/Ind: Med Val	300,000	300,000	0.0	8,344	7,938	-406	-4.9	2.78	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,428	28,928	-1,500	-4.9	3.04	2.89

County: Dakota

Farmington city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	906,523	906,523	0	0.0	9,485	10,023	538	5.7	1.05	1.11
ResNonHm 1 Unit	43,324	43,324	0	0.0	501	526	26	5.1	1.16	1.22
ResNonHm 2-3Unit	12,800	12,800	0	0.0	183	193	9	5.1	1.43	1.51
Apartments	20,162	20,162	0	0.0	289	304	15	5.1	1.43	1.51
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	14,218	14,218	0	0.0	377	371	-6	-1.6	2.65	2.61
Com/Ind Hi Tier	37,751	37,751	0	0.0	1,328	1,306	-21	-1.6	3.52	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,518	19,518	0	0.0	683	672	-11	-1.6	3.50	3.45
AgHmstd: House	3,164	3,164	0	0.0	33	35	2	5.7	1.05	1.11
AgHmstd: Land	6,075	6,075	0	0.0	39	41	2	5.4	0.64	0.67
Ag NonHmstd	2,673	2,673	0	0.0	30	31	1	4.9	1.11	1.16
Total	1,066,207	1,066,207	0	0.0	12,948	13,503	554	4.3	1.21	1.27

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	11,362	11,362	0	0.0	County	30.45	31.06	0.075	0.075
(-) TIF Tax Capacity	1,325	1,337	12	0.9	City/Town	41.21	45.58	0.000	0.000
(-) FD Contrib Tax Cap	441	0	-441	-100	School District	35.72	36.04	0.391	0.446
(=) Taxable Tax Capacity	9,597	10,025	429	4.5	Special District	3.54	3.62	0.000	0.000
FD Distrib Tax Cap	1,486	0	-1,486	-100	Total	110.92	116.30	0.467	0.522

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	119,700	119,700	0.0	1,119	1,190	71	6.3	0.93	0.99
Res Hmstd: Avg Val	179,500	179,500	0.0	1,864	1,970	107	5.7	1.04	1.10
Res Hmstd: Hi Val	239,200	239,200	0.0	2,608	2,750	142	5.4	1.09	1.15
Res Hmstd: Ex-Hi Val	358,900	358,900	0.0	4,099	4,312	213	5.2	1.14	1.20
Apartment	300,000	300,000	0.0	4,299	4,518	218	5.1	1.43	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	3,974	3,912	-62	-1.6	2.65	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	9,250	9,103	-147	-1.6	3.08	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,872	33,326	-546	-1.6	3.39	3.33

County: Dakota

Greenvale

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	38,457	38,457	0	0.0	354	358	4	1.0	0.92	0.93
ResNonHm 1 Unit	4,406	4,406	0	0.0	43	44	0	1.0	0.98	0.99
ResNonHm 2-3Unit	763	763	0	0.0	9	9	0	1.0	1.18	1.19
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	384	384	0	0.0	9	8	-1	-7.6	2.39	2.20
Com/Ind Hi Tier	291	291	0	0.0	9	8	-1	-7.8	3.12	2.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,279	2,279	0	0.0	71	66	-6	-7.8	3.12	2.88
AgHmstd: House	16,330	16,330	0	0.0	144	145	2	1.1	0.88	0.89
AgHmstd: Land	21,812	21,812	0	0.0	77	78	1	1.4	0.35	0.36
Ag NonHmstd	10,282	10,282	0	0.0	82	83	1	1.1	0.80	0.81
Total	95,004	95,004	0	0.0	799	800	1	0.1	0.84	0.84

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	887	887	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.36	13.60	0.000	0.000
(-) FD Contrib Tax Cap	13	0	-13	-100	School District	32.95	32.93	1.700	1.705
(=) Taxable Tax Capacity	874	887	13	1.5	Special District	3.34	3.39	0.000	0.000
FD Distrib Tax Cap	30	0	-30	-100	Total	80.11	80.99	1.775	1.781

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	166,600	166,600	0.0	1,408	1,424	16	1.1	0.85	0.85
Res Hmstd: Avg Val	249,700	249,700	0.0	2,296	2,319	23	1.0	0.92	0.93
Res Hmstd: Hi Val	332,900	332,900	0.0	3,185	3,216	31	1.0	0.96	0.97
Res Hmstd: Ex-Hi Val	499,400	499,400	0.0	4,887	4,934	47	1.0	0.98	0.99
Comm/Ind: Lo Val	150,000	150,000	0.0	3,579	3,307	-272	-7.6	2.39	2.20
Comm/Ind: Med Val	300,000	300,000	0.0	8,263	7,627	-636	-7.7	2.75	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,119	27,788	-2,332	-7.7	3.01	2.78

County: Dakota

Hampton city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	29,775	29,775	0	0.0	264	274	10	3.6	0.89	0.92
ResNonHm 1 Unit	2,529	2,529	0	0.0	26	27	1	3.1	1.03	1.06
ResNonHm 2-3Unit	622	622	0	0.0	8	8	0	3.0	1.24	1.27
Apartments	500	500	0	0.0	6	6	0	3.0	1.24	1.27
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,697	1,697	0	0.0	42	39	-3	-7.6	2.49	2.30
Com/Ind Hi Tier	450	450	0	0.0	15	13	-1	-7.9	3.25	3.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	268	268	0	0.0	9	8	-1	-7.9	3.25	3.00
AgHmstd: House	142	142	0	0.0	1	1	0	3.8	0.85	0.89
AgHmstd: Land	320	320	0	0.0	1	1	0	3.0	0.33	0.34
Ag NonHmstd	874	874	0	0.0	7	8	0	2.2	0.84	0.86
Total	37,178	37,178	0	0.0	379	385	6	1.6	1.02	1.04

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	389	389	0	0.0	County	30.46	31.07	0.075	0.075	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.25	24.79	0.000	0.000	
(-) FD Contrib Tax Cap	11	0	-11	-100	School District	25.49	26.04	1.820	1.963	
(=) Taxable Tax Capacity	377	389	11	3.0	Special District	3.54	3.62	0.000	0.000	
FD Distrib Tax Cap	62	0	-62	-100	Total	83.74	85.52	1.896	2.038	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,900	107,900	107,900	0.0	833	867	35	4.2	0.77	0.80
Res Hmstd:Avg Val	161,800	161,800	161,800	0.0	1,435	1,487	52	3.6	0.89	0.92
Res Hmstd: Hi Val	215,700	215,700	215,700	0.0	2,037	2,106	69	3.4	0.94	0.98
Res Hmstd: Ex-Hi Val	323,600	323,600	323,600	0.0	3,242	3,346	104	3.2	1.00	1.03
Apartment	300,000	300,000	300,000	0.0	3,709	3,819	110	3.0	1.24	1.27
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,692	3,448	-245	-6.6	2.46	2.30
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,520	7,942	-578	-6.8	2.84	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,051	28,918	-2,133	-6.9	3.11	2.89

Simulation 4B1
6/15/04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Dakota

Hampton

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	43,904	43,904	0	0.0	355	368	14	3.9	0.81	0.84
ResNonHm 1 Unit	2,667	2,667	0	0.0	23	24	1	3.7	0.88	0.91
ResNonHm 2-3Unit	1,030	1,030	0	0.0	11	11	0	3.6	1.06	1.10
Apartments	425	425	0	0.0	5	5	0	3.3	1.07	1.10
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,516	1,516	0	0.0	36	32	-5	-12.6	2.40	2.10
Com/Ind Hi Tier	638	638	0	0.0	20	17	-3	-13.1	3.14	2.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	259	259	0	0.0	8	7	-1	-12.6	3.12	2.73
AgHmstd: House	20,777	20,777	0	0.0	164	171	7	4.1	0.79	0.82
AgHmstd: Land	29,083	29,083	0	0.0	100	104	4	3.7	0.35	0.36
Ag NonHmstd	9,043	9,043	0	0.0	66	68	2	3.0	0.73	0.75
Total	109,342	109,342	0	0.0	789	808	20	2.5	0.72	0.74

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	997	997	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.66	11.14	0.000	0.000
(-) FD Contrib Tax Cap	14	0	-14	-100	School District	27.94	28.90	1.489	1.598
(=) Taxable Tax Capacity	982	997	14	1.5	Special District	3.43	3.49	0.000	0.000
FD Distrib Tax Cap	51	0	-51	-100	Total	72.49	74.60	1.565	1.673

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	154,100	154,100	0.0	1,124	1,174	49	4.4	0.73	0.76
Res Hmstd: Avg Val	231,100	231,100	0.0	1,872	1,946	74	3.9	0.81	0.84
Res Hmstd: Hi Val	308,000	308,000	0.0	2,619	2,718	98	3.8	0.85	0.88
Res Hmstd: Ex-Hi Val	462,200	462,200	0.0	4,074	4,221	148	3.6	0.88	0.91
Apartment	300,000	300,000	0.0	3,188	3,299	112	3.5	1.06	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	3,469	3,147	-322	-9.3	2.31	2.10
Comm/Ind: Med Val	300,000	300,000	0.0	8,017	7,259	-757	-9.4	2.67	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,237	26,450	-2,787	-9.5	2.92	2.64

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Dakota

Hastings city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	923,342	923,342	0	0.0	10,835	11,361	527	4.9	1.17	1.23
ResNonHm 1 Unit	42,583	42,583	0	0.0	552	577	24	4.4	1.30	1.35
ResNonHm 2-3Unit	36,713	36,713	0	0.0	578	603	25	4.3	1.57	1.64
Apartments	68,667	68,667	0	0.0	1,080	1,127	47	4.3	1.57	1.64
Seasonal Rec	243	243	0	0.0	4	4	0	4.3	1.57	1.63
Com/Ind Low Tier	36,219	36,219	0	0.0	1,005	992	-12	-1.2	2.77	2.74
Com/Ind Hi Tier	99,596	99,596	0	0.0	3,620	3,570	-50	-1.4	3.63	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,927	11,927	0	0.0	433	427	-6	-1.4	3.63	3.58
AgHmstd: House	1,000	1,000	0	0.0	12	12	1	4.9	1.16	1.22
AgHmstd: Land	889	889	0	0.0	6	6	0	4.8	0.63	0.66
Ag NonHmstd	1,871	1,871	0	0.0	21	21	1	3.9	1.11	1.15
Total	1,223,050	1,223,050	0	0.0	18,144	18,700	556	3.1	1.48	1.53

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	13,787	13,787	0	0.0	County	30.46	31.07	0.075	0.075	
(-) TIF Tax Capacity	268	268	0	0.0	City/Town	50.02	52.93	0.000	0.000	
(-) FD Contrib Tax Cap	786	0	-786	-100	School District	25.43	25.98	1.826	1.970	
(=) Taxable Tax Capacity	12,733	13,520	786	6.2	Special District	4.71	4.92	0.000	0.000	
FD Distrib Tax Cap	2,266	0	-2,266	-100	Total	110.63	114.90	1.902	2.045	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	114,200	114,200	0.0	1,211	1,276	65	5.4	1.06	1.12
Res Hmstd: Avg Val	171,200	171,200	0.0	2,001	2,099	98	4.9	1.17	1.23
Res Hmstd: Hi Val	228,300	228,300	0.0	2,793	2,923	130	4.7	1.22	1.28
Res Hmstd: Ex-Hi Val	342,500	342,500	0.0	4,376	4,572	195	4.5	1.28	1.33
Apartment	300,000	300,000	0.0	4,719	4,922	203	4.3	1.57	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,161	4,109	-51	-1.2	2.77	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	9,613	9,487	-127	-1.3	3.20	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,059	34,579	-479	-1.4	3.51	3.46

County: Dakota

Inver Grove

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,740,482	1,740,482	0	0.0	17,139	18,057	917	5.4	0.98	1.04
ResNonHm 1 Unit	64,284	64,284	0	0.0	699	732	34	4.8	1.09	1.14
ResNonHm 2-3Unit	44,347	44,347	0	0.0	594	619	26	4.3	1.34	1.40
Apartments	155,087	155,087	0	0.0	1,975	2,070	95	4.8	1.27	1.33
Seasonal Rec	686	686	0	0.0	9	9	0	4.8	1.27	1.33
Com/Ind Low Tier	38,673	38,673	0	0.0	996	923	-73	-7.3	2.58	2.39
Com/Ind Hi Tier	198,875	198,875	0	0.0	6,708	6,187	-521	-7.8	3.37	3.11
Publ U: Elec Gen	23,390	23,390	0	0.0	535	473	-62	-11.5	2.29	2.02
Publ U: Other	55,841	55,841	0	0.0	1,926	1,810	-116	-6.0	3.45	3.24
AgHmstd: House	4,130	4,130	0	0.0	43	46	2	4.8	1.05	1.10
AgHmstd: Land	2,316	2,316	0	0.0	8	8	0	4.7	0.35	0.36
Ag NonHmstd	9,271	9,271	0	0.0	89	91	3	3.0	0.95	0.98
Total	2,337,381	2,337,381	0	0.0	30,720	31,026	306	1.0	1.31	1.33

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	26,864	26,864	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	1,388	1,605	218	15.7	City/Town	41.87	43.44	0.000	0.000
(-) FD Contrib Tax Cap	2,168	0	-2,168	-100	School District	13.42	13.94	1.634	1.883
(=) Taxable Tax Capacity	23,309	25,258	1,950	8.4	Special District	4.95	5.01	0.000	0.000
FD Distrib Tax Cap	2,898	0	-2,898	-100	Total	90.70	93.45	1.709	1.959

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	134,800	134,800	0.0	1,202	1,273	71	5.9	0.89	0.94
Res Hmstd: Avg Val	202,100	202,100	0.0	1,988	2,094	106	5.3	0.98	1.04
Res Hmstd: Hi Val	269,400	269,400	0.0	2,774	2,915	141	5.1	1.03	1.08
Res Hmstd: Ex-Hi Val	404,200	404,200	0.0	4,348	4,560	212	4.9	1.08	1.13
Apartment	300,000	300,000	0.0	3,914	4,092	178	4.5	1.30	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,883	3,614	-269	-6.9	2.59	2.41
Comm/Ind: Med Val	300,000	300,000	0.0	8,976	8,335	-641	-7.1	2.99	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,740	30,364	-2,375	-7.3	3.27	3.04

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Dakota

Lakeville city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	3,072,650	3,072,650	0	0.0	33,049	34,383	1,334	4.0	1.08 1.12
ResNonHm 1 Unit	116,839	116,839	0	0.0	1,347	1,398	51	3.8	1.15 1.20
ResNonHm 2-3Unit	80,782	80,782	0	0.0	1,111	1,150	38	3.4	1.38 1.42
Apartments	46,065	46,065	0	0.0	647	670	23	3.6	1.40 1.45
Seasonal Rec	2,737	2,737	0	0.0	38	39	1	3.2	1.38 1.43
Com/Ind Low Tier	46,707	46,707	0	0.0	1,245	1,174	-71	-5.7	2.66 2.51
Com/Ind Hi Tier	294,670	294,670	0	0.0	10,262	9,651	-611	-6.0	3.48 3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	34,587	34,587	0	0.0	1,196	1,124	-72	-6.0	3.46 3.25
AgHmstd: House	5,899	5,899	0	0.0	65	68	3	3.9	1.11 1.15
AgHmstd: Land	7,939	7,939	0	0.0	43	44	1	3.1	0.54 0.56
Ag NonHmstd	25,656	25,656	0	0.0	247	253	7	2.8	0.96 0.99
Total	3,734,529	3,734,529	0	0.0	49,250	49,954	704	1.4	1.32 1.34

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	41,191	41,191	0	0.0	County	30.46	31.07	0.075	0.075	
(-) TIF Tax Capacity	1,672	1,691	19	1.1	City/Town	30.09	31.82	0.073	0.073	
(-) FD Contrib Tax Cap	2,435	0	-2,435	-100	School District	31.27	31.57	1.803	1.967	
(=) Taxable Tax Capacity	37,084	39,500	2,416	6.5	Special District	3.49	3.56	0.000	0.000	
FD Distrib Tax Cap	4,281	0	-4,281	-100	Total	95.31	98.02	1.951	2.115	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	155,500	155,500	0.0	1,553	1,621	68	4.4	1.00	1.04
Res Hmstd: Avg Val	233,100	233,100	0.0	2,514	2,615	101	4.0	1.08	1.12
Res Hmstd: Hi Val	310,700	310,700	0.0	3,475	3,610	135	3.9	1.12	1.16
Res Hmstd: Ex-Hi Val	466,100	466,100	0.0	5,352	5,555	203	3.8	1.15	1.19
Apartment	300,000	300,000	0.0	4,159	4,310	151	3.6	1.39	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	3,969	3,740	-229	-5.8	2.65	2.49
Comm/Ind: Med Val	300,000	300,000	0.0	9,163	8,621	-542	-5.9	3.05	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,404	31,400	-2,005	-6.0	3.34	3.14

County: Dakota

Lilydale city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	77,930	77,930	0	0.0	667	672	5	0.8	0.86	0.86
ResNonHm 1 Unit	13,129	13,129	0	0.0	122	123	1	0.7	0.93	0.93
ResNonHm 2-3Unit	1,914	1,914	0	0.0	21	21	0	0.6	1.11	1.11
Apartments	13,000	13,000	0	0.0	144	145	1	0.6	1.11	1.11
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,776	1,776	0	0.0	41	38	-3	-7.6	2.29	2.12
Com/Ind Hi Tier	9,779	9,779	0	0.0	295	272	-23	-7.9	3.02	2.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	838	838	0	0.0	25	23	-2	-7.9	3.02	2.78
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	118,365	118,365	0	0.0	1,314	1,293	-21	-1.6	1.11	1.09

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,356	1,356	0	0.0	County	30.46	31.07	0.075	0.075	
(-) TIF Tax Capacity	452	477	25	5.5	City/Town	29.85	29.74	0.000	0.000	
(-) FD Contrib Tax Cap	49	0	-49	-100	School District	13.23	12.37	1.162	1.264	
(=) Taxable Tax Capacity	855	880	24	2.8	Special District	5.00	5.06	0.000	0.000	
FD Distrib Tax Cap	25	0	-25	-100	Total	78.56	78.24	1.237	1.339	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	176,200	176,200	0.0	1,388	1,401	12	0.9	0.79	0.79
Res Hmstd: Avg Val	264,200	264,200	0.0	2,268	2,286	19	0.8	0.86	0.87
Res Hmstd: Hi Val	352,100	352,100	0.0	3,146	3,171	25	0.8	0.89	0.90
Res Hmstd: Ex-Hi Val	528,300	528,300	0.0	4,859	4,896	37	0.8	0.92	0.93
Apartment	300,000	300,000	0.0	3,317	3,336	19	0.6	1.11	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	3,442	3,179	-263	-7.6	2.29	2.12
Comm/Ind: Med Val	300,000	300,000	0.0	7,968	7,350	-618	-7.8	2.66	2.45
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,094	26,816	-2,278	-7.8	2.91	2.68

Simulation 4B1
6/15/04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Dakota

Marshan township

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	73,623	73,623	0	0.0	673	694	21	3.1	0.91	0.94
ResNonHm 1 Unit	3,022	3,022	0	0.0	30	30	1	2.9	0.98	1.01
ResNonHm 2-3Unit	554	554	0	0.0	7	7	0	2.7	1.17	1.21
Apartments	1,040	1,040	0	0.0	12	13	0	2.7	1.17	1.21
Seasonal Rec	3,177	3,177	0	0.0	37	38	1	2.7	1.16	1.19
Com/Ind Low Tier	2,282	2,282	0	0.0	57	51	-7	-11.8	2.51	2.22
Com/Ind Hi Tier	3,734	3,734	0	0.0	123	108	-15	-12.1	3.29	2.89
Publ U: Elec Gen	1,593	1,593	0	0.0	35	29	-6	-18.1	2.20	1.81
Publ U: Other	3,634	3,634	0	0.0	117	103	-14	-12.1	3.23	2.84
AgHmstd: House	16,136	16,136	0	0.0	146	151	5	3.1	0.91	0.94
AgHmstd: Land	26,428	26,428	0	0.0	119	121	2	2.0	0.45	0.46
Ag NonHmstd	4,640	4,640	0	0.0	37	37	1	1.7	0.79	0.80
Total	139,862	139,862	0	0.0	1,393	1,381	-12	-0.8	1.00	0.99

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,418	1,418	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.26	19.39	0.000	0.000
(-) FD Contrib Tax Cap	80	0	-80	-100	School District	25.44	25.98	1.827	1.970
(=) Taxable Tax Capacity	1,338	1,418	80	6.0	Special District	3.54	3.62	0.000	0.000
FD Distrib Tax Cap	70	0	-70	-100	Total	78.70	80.06	1.902	2.045

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,100	162,100	162,100	0.0	1,358	1,403	45	3.3	0.84	0.87
Res Hmstd: Avg Val	243,000	243,000	243,000	0.0	2,221	2,289	68	3.1	0.91	0.94
Res Hmstd: Hi Val	323,900	323,900	323,900	0.0	3,084	3,175	90	2.9	0.95	0.98
Res Hmstd: Ex-Hi Val	486,000	486,000	486,000	0.0	4,749	4,885	136	2.9	0.98	1.01
Apartment	300,000	300,000	300,000	0.0	3,522	3,616	94	2.7	1.17	1.21
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,769	3,326	-443	-11.1	2.51	2.22
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,699	7,657	-1,041	-12.1	2.90	2.55
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,705	27,872	-3,833	-12.1	3.17	2.79

County: Dakota

Mendota city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	8,391	8,391	0	0.0	81	84	3	3.8	0.97	1.00
ResNonHm 1 Unit	506	506	0	0.0	6	6	0	3.2	1.13	1.17
ResNonHm 2-3Unit	189	189	0	0.0	3	3	0	3.1	1.39	1.43
Apartments	573	573	0	0.0	8	8	0	3.1	1.39	1.43
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,137	1,137	0	0.0	30	28	-1	-4.4	2.62	2.50
Com/Ind Hi Tier	1,154	1,154	0	0.0	40	38	-2	-4.6	3.45	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	395	395	0	0.0	14	13	-1	-4.6	3.45	3.29
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,345	12,345	0	0.0	180	180	0	-0.1	1.46	1.46

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	147	147	0	0.0	County	30.32	30.94	0.075	0.075	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.36	55.17	0.000	0.000	
(-) FD Contrib Tax Cap	15	0	-15	-100	School District	13.06	12.21	1.162	1.264	
(=) Taxable Tax Capacity	133	147	15	11.0	Special District	5.29	5.32	0.000	0.000	
FD Distrib Tax Cap	24	0	-24	-100	Total	101.02	103.65	1.237	1.339	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,900	94,900	94,900	0.0	789	824	35	4.4	0.83	0.87
Res Hmstd:Avg Val	142,200	142,200	142,200	0.0	1,368	1,420	52	3.8	0.96	1.00
Res Hmstd: Hi Val	189,600	189,600	189,600	0.0	1,948	2,017	69	3.5	1.03	1.06
Res Hmstd: Ex-Hi Val	284,400	284,400	284,400	0.0	3,108	3,212	104	3.3	1.09	1.13
Apartment	300,000	300,000	300,000	0.0	4,159	4,288	129	3.1	1.39	1.43
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,923	3,750	-173	-4.4	2.62	2.50
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,092	8,684	-408	-4.5	3.03	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	33,214	31,707	-1,508	-4.5	3.32	3.17

County: Dakota

Mendota Heights

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,085,567	1,085,567	0	0.0	9,261	9,246	-15	-0.2	0.85	0.85
ResNonHm 1 Unit	30,288	30,288	0	0.0	274	274	0	-0.2	0.90	0.90
ResNonHm 2-3Unit	5,956	5,956	0	0.0	65	65	0	-0.4	1.09	1.09
Apartments	14,500	14,500	0	0.0	158	158	-1	-0.4	1.09	1.09
Seasonal Rec	1,302	1,302	0	0.0	15	15	0	-0.8	1.15	1.14
Com/Ind Low Tier	16,109	16,109	0	0.0	392	337	-55	-14.	2.43	2.09
Com/Ind Hi Tier	213,773	213,773	0	0.0	6,845	5,859	-986	-14.	3.20	2.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,065	19,065	0	0.0	608	520	-88	-14.	3.19	2.73
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	250	250	0	0.0	1	1	0	-2.0	0.31	0.31
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,386,811	1,386,811	0	0.0	17,619	16,473	-1,145	-6.5	1.27	1.19

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,368	16,368	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	2,048	2,763	714	34.9	City/Town	28.73	27.78	0.000	0.000
(-) FD Contrib Tax Cap	1,838	0	-1,838	-100	School District	13.23	12.37	1.162	1.264
(=) Taxable Tax Capacity	12,481	13,605	1,124	9.0	Special District	4.95	5.01	0.000	0.000
FD Distrib Tax Cap	684	0	-684	-100	Total	77.39	76.23	1.237	1.339

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	187,200	187,200	0.0	1,476	1,474	-3	-0.2	0.79	0.79
Res Hmstd:Avg Val	280,700	280,700	0.0	2,400	2,396	-4	-0.2	0.85	0.85
Res Hmstd: Hi Val	374,200	374,200	0.0	3,323	3,318	-5	-0.2	0.89	0.89
Res Hmstd: Ex-Hi Val	561,500	561,500	0.0	5,159	5,149	-9	-0.2	0.92	0.92
Apartment	300,000	300,000	0.0	3,273	3,260	-13	-0.4	1.09	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,649	3,134	-515	-14.	2.43	2.09
Comm/Ind: Med Val	300,000	300,000	0.0	8,452	7,245	-1,207	-14.	2.82	2.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,866	26,430	-4,436	-14.	3.09	2.64

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Dakota

Miesville city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	6,724	6,724	0	0.0	60	63	2	3.7	0.90	0.93
ResNonHm 1 Unit	233	233	0	0.0	2	3	0	3.2	1.04	1.08
ResNonHm 2-3Unit	36	36	0	0.0	0	0	0	3.0	1.26	1.29
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	811	811	0	0.0	20	19	-2	-7.8	2.52	2.32
Com/Ind Hi Tier	408	408	0	0.0	13	12	-1	-8.1	3.30	3.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	478	478	0	0.0	15	14	-1	-8.0	3.10	2.85
AgHmstd: House	717	717	0	0.0	7	7	0	3.6	0.91	0.94
AgHmstd: Land	1,927	1,927	0	0.0	10	11	0	2.4	0.53	0.55
Ag NonHmstd	76	76	0	0.0	1	1	0	2.2	0.85	0.87
Total	11,412	11,412	0	0.0	129	128	-1	-0.8	1.13	1.12

Tax Base

Tax Rates

	Tax Base				Pct		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	121	121	0	0.0	County	30.46	31.07	0.075	0.075	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.12	26.77	0.000	0.000	
(-) FD Contrib Tax Cap	9	0	-9	-100	School District	25.44	25.98	1.827	1.970	
(=) Taxable Tax Capacity	112	121	9	8.0	Special District	3.34	3.39	0.000	0.000	
FD Distrib Tax Cap	10	0	-10	-100	Total	85.36	87.22	1.902	2.045	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,300	104,300	0.0	810	844	34	4.2	0.78	0.81
Res Hmstd: Avg Val	156,400	156,400	0.0	1,401	1,452	51	3.7	0.90	0.93
Res Hmstd: Hi Val	208,400	208,400	0.0	1,990	2,059	69	3.4	0.96	0.99
Res Hmstd: Ex-Hi Val	312,700	312,700	0.0	3,173	3,276	103	3.2	1.01	1.05
Comm/Ind: Lo Val	150,000	150,000	0.0	3,780	3,487	-294	-7.8	2.52	2.32
Comm/Ind: Med Val	300,000	300,000	0.0	8,726	8,033	-692	-7.9	2.91	2.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,804	29,251	-2,553	-8.0	3.18	2.93

County: Dakota

New Trier city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	3,618	3,618	0	0.0	29	29	0	1.3	0.80	0.81
ResNonHm 1 Unit	392	392	0	0.0	4	4	0	1.0	1.01	1.02
ResNonHm 2-3Unit	103	103	0	0.0	1	1	0	0.8	1.22	1.23
Apartments	225	225	0	0.0	3	3	0	0.8	1.22	1.23
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	298	298	0	0.0	8	7	-1	-11.2	2.52	2.24
Com/Ind Hi Tier	31	31	0	0.0	1	1	0	-11.5	3.30	2.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30	30	0	0.0	1	1	0	-11.5	3.30	2.92
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	85	85	0	0.0	1	1	0	-0.5	0.62	0.61
Ag NonHmstd	21	21	0	0.0	0	0	0	-0.5	0.82	0.82
Total	4,802	4,802	0	0.0	47	46	-1	-1.3	0.98	0.97

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	51	51	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.85	21.23	0.000	0.000
(-) FD Contrib Tax Cap	2	0	-2	-100	School District	25.44	25.98	1.825	1.968
(=) Taxable Tax Capacity	49	51	2	4.1	Special District	3.34	3.39	0.000	0.000
FD Distrib Tax Cap	21	0	-21	-100	Total	82.09	81.68	1.900	2.044

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,400	80,400	0.0	513	521	8	1.6	0.64	0.65
Res Hmstd: Avg Val	120,600	120,600	0.0	955	968	12	1.3	0.79	0.80
Res Hmstd: Hi Val	160,800	160,800	0.0	1,398	1,414	16	1.2	0.87	0.88
Res Hmstd: Ex-Hi Val	241,200	241,200	0.0	2,283	2,308	25	1.1	0.95	0.96
Apartment	300,000	300,000	0.0	3,648	3,676	28	0.8	1.22	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	3,784	3,362	-422	-11.1	2.52	2.24
Comm/Ind: Med Val	300,000	300,000	0.0	8,735	7,742	-993	-11.1	2.91	2.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,837	28,183	-3,654	-11.1	3.18	2.82

Simulation 4B1
6/15/04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Dakota

Nininger township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	60,213	60,213	0	0.0	511	529	18	3.6	0.85	0.88
ResNonHm 1 Unit	3,927	3,927	0	0.0	36	37	1	3.3	0.92	0.95
ResNonHm 2-3Unit	1,158	1,158	0	0.0	13	13	0	3.1	1.10	1.13
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,584	2,584	0	0.0	28	29	1	3.0	1.09	1.12
Com/Ind Low Tier	657	657	0	0.0	16	14	-2	-13.9	2.47	2.13
Com/Ind Hi Tier	222	222	0	0.0	7	6	-1	-14.3	3.23	2.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,580	3,580	0	0.0	114	98	-16	-14.3	3.19	2.73
AgHmstd: House	6,957	6,957	0	0.0	59	61	2	3.6	0.84	0.88
AgHmstd: Land	9,136	9,136	0	0.0	35	36	1	2.7	0.38	0.39
Ag NonHmstd	2,452	2,452	0	0.0	18	18	0	2.2	0.73	0.74
Total	90,886	90,886	0	0.0	837	841	5	0.5	0.92	0.93

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	927	927	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.11	13.49	0.000	0.000
(-) FD Contrib Tax Cap	34	0	-34	-100	School District	25.44	25.98	1.826	1.970
(=) Taxable Tax Capacity	893	927	34	3.8	Special District	3.54	3.62	0.000	0.000
FD Distrib Tax Cap	52	0	-52	-100	Total	72.55	74.16	1.902	2.045

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,600	162,600	0.0	1,263	1,312	49	3.9	0.78	0.81
Res Hmstd: Avg Val	243,800	243,800	0.0	2,079	2,154	74	3.6	0.85	0.88
Res Hmstd: Hi Val	325,000	325,000	0.0	2,896	2,995	99	3.4	0.89	0.92
Res Hmstd: Ex-Hi Val	487,600	487,600	0.0	4,465	4,613	148	3.3	0.92	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	3,709	3,193	-516	-13.	2.47	2.13
Comm/Ind: Med Val	300,000	300,000	0.0	8,560	7,347	-1,212	-14.	2.85	2.45
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,196	26,736	-4,460	-14.	3.12	2.67

County: Dakota

Randolph city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	15,405	15,405	0	0.0	115	117	3	2.3	0.74	0.76
ResNonHm 1 Unit	1,177	1,177	0	0.0	11	11	0	1.8	0.93	0.95
ResNonHm 2-3Unit	472	472	0	0.0	5	5	0	1.7	1.13	1.15
Apartments	180	180	0	0.0	2	2	0	1.7	1.13	1.15
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	822	822	0	0.0	19	18	-2	-7.9	2.34	2.16
Com/Ind Hi Tier	343	343	0	0.0	11	10	-1	-8.1	3.08	2.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	325	325	0	0.0	10	9	-1	-8.1	3.06	2.81
AgHmstd: House	288	288	0	0.0	2	2	0	2.2	0.76	0.78
AgHmstd: Land	427	427	0	0.0	1	1	0	1.5	0.34	0.35
Ag NonHmstd	86	86	0	0.0	1	1	0	1.0	0.79	0.80
Total	19,524	19,524	0	0.0	177	177	0	-0.1	0.91	0.91

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	206	206	0	0.0	County	30.46	31.07	0.075	0.075	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.14	15.05	0.000	0.000	
(-) FD Contrib Tax Cap	6	0	-6	-100	School District	29.35	30.60	1.279	1.364	
(=) Taxable Tax Capacity	200	206	6	3.1	Special District	3.34	3.39	0.000	0.000	
FD Distrib Tax Cap	38	0	-38	-100	Total	79.29	80.12	1.354	1.439	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	90,900	90,900	0.0	553	568	15	2.8	0.61	0.63
Res Hmstd:Avg Val	136,300	136,300	0.0	1,016	1,038	23	2.2	0.75	0.76
Res Hmstd: Hi Val	181,700	181,700	0.0	1,478	1,508	30	2.1	0.81	0.83
Res Hmstd: Ex-Hi Val	272,700	272,700	0.0	2,405	2,450	46	1.9	0.88	0.90
Apartment	300,000	300,000	0.0	3,380	3,436	56	1.7	1.13	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,514	3,236	-278	-7.9	2.34	2.16
Comm/Ind: Med Val	300,000	300,000	0.0	8,132	7,479	-654	-8.0	2.71	2.49
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,683	27,278	-2,405	-8.1	2.97	2.73

County: Dakota

Randolph

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	47,083	47,083	0	0.0	370	384	13	3.6	0.79	0.81
ResNonHm 1 Unit	3,447	3,447	0	0.0	29	30	1	3.3	0.85	0.87
ResNonHm 2-3Unit	862	862	0	0.0	9	9	0	3.3	1.03	1.06
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,313	2,313	0	0.0	24	24	1	2.8	1.02	1.05
Com/Ind Low Tier	690	690	0	0.0	17	14	-3	-15.5	2.43	2.05
Com/Ind Hi Tier	1,066	1,066	0	0.0	34	29	-5	-15.8	3.20	2.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,666	1,666	0	0.0	53	44	-8	-15.8	3.16	2.66
AgHmstd: House	3,268	3,268	0	0.0	24	25	1	3.9	0.75	0.77
AgHmstd: Land	5,231	5,231	0	0.0	19	20	1	3.4	0.37	0.38
Ag NonHmstd	3,257	3,257	0	0.0	23	24	1	2.7	0.71	0.72
Total	68,883	68,883	0	0.0	602	603	1	0.2	0.87	0.88

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	705	705	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.11	8.22	0.000	0.000
(-) FD Contrib Tax Cap	27	0	-27	-100	School District	29.28	30.52	1.271	1.355
(=) Taxable Tax Capacity	678	705	27	4.0	Special District	3.34	3.39	0.000	0.000
FD Distrib Tax Cap	32	0	-32	-100	Total	71.20	73.20	1.346	1.431

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	165,300	165,300	0.0	1,176	1,223	47	4.0	0.71	0.74
Res Hmstd:Avg Val	247,800	247,800	0.0	1,948	2,019	71	3.6	0.79	0.81
Res Hmstd: Hi Val	330,300	330,300	0.0	2,721	2,815	94	3.5	0.82	0.85
Res Hmstd: Ex-Hi Val	495,600	495,600	0.0	4,196	4,337	141	3.4	0.85	0.88
Comm/Ind: Lo Val	150,000	150,000	0.0	3,574	3,079	-495	-13.	2.38	2.05
Comm/Ind: Med Val	300,000	300,000	0.0	8,272	7,113	-1,159	-14.	2.76	2.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,196	25,938	-4,258	-14.	3.02	2.59

Simulation 4B1
6/15/04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Dakota

Ravenna

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	161,927	161,927	0	0.0	1,419	1,493	74	5.2	0.88	0.92
ResNonHm 1 Unit	4,232	4,232	0	0.0	40	42	2	4.8	0.95	1.00
ResNonHm 2-3Unit	1,530	1,530	0	0.0	17	18	1	4.7	1.14	1.20
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	532	532	0	0.0	6	6	0	4.5	1.13	1.18
Com/Ind Low Tier	364	364	0	0.0	9	8	-1	-14.3	2.57	2.20
Com/Ind Hi Tier	425	425	0	0.0	14	12	-2	-14.7	3.37	2.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,012	1,012	0	0.0	34	29	-5	-14.7	3.37	2.87
AgHmstd: House	5,146	5,146	0	0.0	44	46	2	5.4	0.85	0.89
AgHmstd: Land	4,062	4,062	0	0.0	13	14	1	6.1	0.32	0.34
Ag NonHmstd	3,521	3,521	0	0.0	27	28	1	4.1	0.76	0.79
Total	182,751	182,751	0	0.0	1,624	1,697	72	4.5	0.89	0.93

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,833	1,833	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.69	18.58	0.000	0.000
(-) FD Contrib Tax Cap	16	0	-16	-100	School District	25.44	25.98	1.826	1.970
(=) Taxable Tax Capacity	1,817	1,833	16	0.9	Special District	3.54	3.62	0.000	0.000
FD Distrib Tax Cap	200	0	-200	-100	Total	76.13	79.25	1.902	2.045

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	150,000	150,000	0.0	1,190	1,258	68	5.7	0.79	0.84
Res Hmstd: Avg Val	224,900	224,900	0.0	1,970	2,072	102	5.2	0.88	0.92
Res Hmstd: Hi Val	299,800	299,800	0.0	2,750	2,886	136	5.0	0.92	0.96
Res Hmstd: Ex-Hi Val	449,800	449,800	0.0	4,280	4,485	205	4.8	0.95	1.00
Comm/Ind: Lo Val	150,000	150,000	0.0	3,857	3,307	-550	-14.3	2.57	2.20
Comm/Ind: Med Val	300,000	300,000	0.0	8,905	7,615	-1,290	-14.5	2.97	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,460	27,717	-4,743	-14.6	3.25	2.77

County: Dakota

Rosemount city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,023,721	1,023,721	0	0.0	12,460	12,873	412	3.3	1.22	1.26
ResNonHm 1 Unit	45,907	45,907	0	0.0	601	620	19	3.1	1.31	1.35
ResNonHm 2-3Unit	35,097	35,097	0	0.0	557	573	16	2.9	1.59	1.63
Apartments	18,115	18,115	0	0.0	288	296	8	2.9	1.59	1.64
Seasonal Rec	2,244	2,244	0	0.0	36	37	1	2.9	1.60	1.64
Com/Ind Low Tier	17,140	17,140	0	0.0	480	468	-12	-2.6	2.80	2.73
Com/Ind Hi Tier	161,548	161,548	0	0.0	5,834	5,604	-230	-3.9	3.61	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,979	26,979	0	0.0	975	939	-36	-3.7	3.61	3.48
AgHmstd: House	5,896	5,896	0	0.0	71	73	2	3.3	1.20	1.24
AgHmstd: Land	5,686	5,686	0	0.0	28	28	1	2.7	0.48	0.50
Ag NonHmstd	21,748	21,748	0	0.0	248	253	5	2.1	1.14	1.16
Total	1,364,080	1,364,080	0	0.0	21,577	21,764	187	0.9	1.58	1.60

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	15,749	15,749	0	0.0	County	30.46	31.07	0.075	0.075	
(-) TIF Tax Capacity	539	638	99	18.4	City/Town	52.76	53.74	0.114	0.114	
(-) FD Contrib Tax Cap	1,419	0	-1,419	-100	School District	24.78	24.97	1.422	1.594	
(=) Taxable Tax Capacity	13,791	15,111	1,320	9.6	Special District	5.15	5.23	0.000	0.000	
FD Distrib Tax Cap	1,478	0	-1,478	-100	Total	113.15	115.01	1.612	1.783	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	139,000	139,000	0.0	1,550	1,599	50	3.2	1.11	1.15
Res Hmstd: Avg Val	208,500	208,500	0.0	2,510	2,585	75	3.0	1.20	1.24
Res Hmstd: Hi Val	277,900	277,900	0.0	3,470	3,569	99	2.9	1.25	1.28
Res Hmstd: Ex-Hi Val	416,900	416,900	0.0	5,389	5,538	149	2.8	1.29	1.33
Apartment	300,000	300,000	0.0	4,727	4,848	121	2.6	1.58	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	4,195	4,073	-122	-2.9	2.80	2.72
Comm/Ind: Med Val	300,000	300,000	0.0	9,708	9,414	-294	-3.0	3.24	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,435	34,339	-1,095	-3.1	3.54	3.43

Simulation 4B1
6/15/04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Dakota

Sciota township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	14,480	14,480	0	0.0	115	119	4	3.4	0.80	0.82
ResNonHm 1 Unit	1,667	1,667	0	0.0	15	15	1	3.5	0.89	0.92
ResNonHm 2-3Unit	792	792	0	0.0	9	9	0	2.6	1.11	1.14
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	224	224	0	0.0	5	5	-1	-10.9	2.38	2.12
Com/Ind Hi Tier	160	160	0	0.0	5	4	-1	-11.1	3.12	2.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	273	273	0	0.0	9	8	-1	-11.1	3.12	2.78
AgHmstd: House	6,166	6,166	0	0.0	50	51	1	3.0	0.80	0.83
AgHmstd: Land	14,523	14,523	0	0.0	57	59	2	3.0	0.40	0.41
Ag NonHmstd	2,819	2,819	0	0.0	22	22	1	2.4	0.76	0.78
Total	41,105	41,105	0	0.0	286	293	6	2.2	0.70	0.71

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	362	362	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.04	12.42	0.000	0.000
(-) FD Contrib Tax Cap	4	0	-4	-100	School District	30.25	31.18	1.373	1.440
(=) Taxable Tax Capacity	358	362	4	1.1	Special District	3.34	3.39	0.000	0.000
FD Distrib Tax Cap	13	0	-13	-100	Total	76.10	78.06	1.448	1.516

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,400	125,400	0.0	876	909	33	3.8	0.70	0.73
Res Hmstd:Avg Val	188,100	188,100	0.0	1,501	1,550	50	3.3	0.80	0.82
Res Hmstd: Hi Val	250,700	250,700	0.0	2,124	2,190	66	3.1	0.85	0.87
Res Hmstd: Ex-Hi Val	376,100	376,100	0.0	3,373	3,472	99	2.9	0.90	0.92
Comm/Ind: Lo Val	150,000	150,000	0.0	3,199	3,201	2	0.1	2.13	2.13
Comm/Ind: Med Val	300,000	300,000	0.0	7,393	7,394	1	0.0	2.46	2.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,962	26,959	-3	0.0	2.70	2.70

County: Dakota

South St. Paul

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	826,604	826,604	0	0.0	9,099	10,056	957	10.5	1.10 1.22
ResNonHm 1 Unit	27,317	27,317	0	0.0	350	381	32	9.1	1.28 1.40
ResNonHm 2-3Unit	21,007	21,007	0	0.0	325	353	28	8.7	1.55 1.68
Apartments	67,579	67,579	0	0.0	1,029	1,118	89	8.6	1.52 1.65
Seasonal Rec	3,366	3,366	0	0.0	61	66	5	8.5	1.81 1.96
Com/Ind Low Tier	30,895	30,895	0	0.0	832	857	25	3.0	2.69 2.77
Com/Ind Hi Tier	100,941	100,941	0	0.0	3,551	3,647	96	2.7	3.52 3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	11,966	11,966	0	0.0	417	428	11	2.6	3.49 3.58
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00 0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Ag NonHmstd	64	64	0	0.0	1	1	0	7.1	1.06 1.13
Total	1,089,739	1,089,739	0	0.0	15,664	16,907	1,243	7.9	1.44 1.55

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	12,413	12,413	0	0.0	County	27.75	28.30	0.075	0.075	
(-) TIF Tax Capacity	1,263	1,263	0	0.0	City/Town	39.43	42.30	0.000	0.000	
(-) FD Contrib Tax Cap	422	0	-422	-100	School District	32.51	36.38	2.139	2.541	
(=) Taxable Tax Capacity	10,728	11,150	421	3.9	Special District	6.01	6.26	0.000	0.000	
FD Distrib Tax Cap	2,471	0	-2,471	-100	Total	105.69	113.24	2.214	2.617	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,400	93,400	0.0	906	1,014	108	11.9	0.97	1.09
Res Hmstd:Avg Val	140,100	140,100	0.0	1,545	1,707	162	10.5	1.10	1.22
Res Hmstd: Hi Val	186,800	186,800	0.0	2,184	2,400	216	9.9	1.17	1.28
Res Hmstd: Ex-Hi Val	280,200	280,200	0.0	3,462	3,786	324	9.4	1.24	1.35
Apartment	300,000	300,000	0.0	4,628	5,032	404	8.7	1.54	1.68
Comm/Ind: Lo Val	150,000	150,000	0.0	4,037	4,158	121	3.0	2.69	2.77
Comm/Ind: Med Val	300,000	300,000	0.0	9,310	9,571	261	2.8	3.10	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,914	34,832	917	2.7	3.39	3.48

County: Dakota

Sunfish Lake city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	111,302	111,302	0	0.0	957	966	9	0.9	0.86	0.87
ResNonHm 1 Unit	7,985	7,985	0	0.0	70	71	1	0.9	0.88	0.89
ResNonHm 2-3Unit	4,107	4,107	0	0.0	40	41	0	0.8	0.99	0.99
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi Tier	36	36	0	0.0	1	1	0	0.2	2.59	2.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	730	730	0	0.0	19	19	0	0.2	2.59	2.59
AgHmstd: House	255	255	0	0.0	2	2	0	1.1	0.76	0.77
AgHmstd: Land	136	136	0	0.0	0	0	0	-0.8	0.13	0.13
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	124,551	124,551	0	0.0	1,090	1,100	10	0.9	0.87	0.88

Tax Base

Tax Rates

	Taxable Market Value			Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,351	1,351	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.32	20.32	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.23	12.37	1.162	1.264
(=) Taxable Tax Capacity	1,351	1,351	0	0.0	Special District	4.95	5.01	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	68.96	68.76	1.237	1.339

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	436,700	436,700	0.0	3,552	3,588	36	1.0	0.81	0.82
Res Hmstd:Avg Val	654,700	654,700	0.0	5,592	5,644	53	0.9	0.85	0.86
Res Hmstd: Hi Val	872,700	872,700	0.0	7,740	7,810	70	0.9	0.89	0.89
Res Hmstd: Ex-Hi Val	1,309,400	1,309,400	0.0	12,045	12,148	103	0.9	0.92	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	2,955	2,965	11	0.4	1.97	1.98
Comm/Ind: Med Val	300,000	300,000	0.0	6,832	6,852	20	0.3	2.28	2.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,928	24,992	63	0.3	2.49	2.50

County: Dakota

Vermillion city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	23,379	23,379	0	0.0	270	284	14	5.4	1.15	1.22
ResNonHm 1 Unit	358	358	0	0.0	5	5	0	4.8	1.30	1.36
ResNonHm 2-3Unit	265	265	0	0.0	4	4	0	4.7	1.57	1.65
Apartments	395	395	0	0.0	6	7	0	4.7	1.57	1.65
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	985	985	0	0.0	27	27	0	-1.5	2.79	2.75
Com/Ind Hi Tier	407	407	0	0.0	15	15	0	-1.7	3.66	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	157	157	0	0.0	6	6	0	-1.7	3.66	3.59
AgHmstd: House	327	327	0	0.0	4	4	0	5.3	1.16	1.22
AgHmstd: Land	720	720	0	0.0	4	5	0	4.8	0.62	0.65
Ag NonHmstd	6	6	0	0.0	0	0	0	4.3	1.11	1.15
Total	26,999	26,999	0	0.0	341	356	15	4.3	1.26	1.32

Tax Base

Tax Rates

	Tax Capacity				Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	280	280	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.22	54.73	0.000	0.000
(-) FD Contrib Tax Cap	8	0	-8	-100	School District	25.44	25.98	1.826	1.970
(=) Taxable Tax Capacity	271	280	8	3.1	Special District	3.54	3.62	0.000	0.000
FD Distrib Tax Cap	47	0	-47	-100	Total	110.67	115.41	1.902	2.045

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,800	106,800	0.0	1,109	1,175	66	5.9	1.04	1.10
Res Hmstd:Avg Val	160,100	160,100	0.0	1,848	1,947	99	5.4	1.15	1.22
Res Hmstd: Hi Val	213,400	213,400	0.0	2,587	2,719	132	5.1	1.21	1.27
Res Hmstd: Ex-Hi Val	320,300	320,300	0.0	4,070	4,267	198	4.9	1.27	1.33
Apartment	300,000	300,000	0.0	4,720	4,941	221	4.7	1.57	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	4,184	4,121	-63	-1.5	2.79	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,668	9,513	-155	-1.6	3.22	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,260	34,677	-583	-1.7	3.53	3.47

County: Dakota

Vermillion

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	58,058	58,058	0	0.0	492	510	18	3.7	0.85	0.88
ResNonHm 1 Unit	3,152	3,152	0	0.0	29	30	1	3.3	0.93	0.96
ResNonHm 2-3Unit	742	742	0	0.0	8	9	0	3.2	1.13	1.17
Apartments	525	525	0	0.0	6	6	0	3.0	1.13	1.17
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	2,479	2,479	0	0.0	60	54	-6	-9.9	2.42	2.18
Com/Ind Hi Tier	935	935	0	0.0	30	27	-3	-10.1	3.18	2.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,291	1,291	0	0.0	41	37	-4	-10.5	3.16	2.83
AgHmstd: House	19,382	19,382	0	0.0	164	171	6	3.9	0.85	0.88
AgHmstd: Land	28,207	28,207	0	0.0	102	106	3	3.2	0.36	0.38
Ag NonHmstd	8,009	8,009	0	0.0	63	64	2	2.5	0.78	0.80
Total	122,779	122,779	0	0.0	996	1,014	18	1.8	0.81	0.83

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,149	1,149	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.45	17.21	0.000	0.000
(-) FD Contrib Tax Cap	26	0	-26	-100	School District	27.84	28.34	1.430	1.552
(=) Taxable Tax Capacity	1,122	1,149	26	2.3	Special District	3.54	3.62	0.000	0.000
FD Distrib Tax Cap	72	0	-72	-100	Total	78.29	80.24	1.505	1.628

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	140,300	140,300	0.0	1,064	1,108	45	4.2	0.76	0.79
Res Hmstd:Avg Val	210,400	210,400	0.0	1,781	1,848	67	3.7	0.85	0.88
Res Hmstd: Hi Val	280,400	280,400	0.0	2,497	2,586	89	3.6	0.89	0.92
Res Hmstd: Ex-Hi Val	420,700	420,700	0.0	3,927	4,061	133	3.4	0.93	0.97
Apartment	300,000	300,000	0.0	3,388	3,497	110	3.2	1.13	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,629	3,267	-362	-10.	2.42	2.18
Comm/Ind: Med Val	300,000	300,000	0.0	8,393	7,542	-851	-10.	2.80	2.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,624	27,490	-3,134	-10.	3.06	2.75

Simulation 4B1
6/15/04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Dakota

Waterford

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	25,373	25,373	0	0.0	214	215	2	0.7	0.84	0.85
ResNonHm 1 Unit	1,770	1,770	0	0.0	16	17	0	1.2	0.93	0.94
ResNonHm 2-3Unit	367	367	0	0.0	4	4	0	0.8	1.14	1.15
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	2,431	2,431	0	0.0	60	52	-8	-12.8	2.47	2.15
Com/Ind Hi Tier	2,476	2,476	0	0.0	80	70	-10	-13.0	3.24	2.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	413	413	0	0.0	13	12	-2	-13.1	3.21	2.79
AgHmstd: House	8,521	8,521	0	0.0	71	72	1	0.9	0.84	0.84
AgHmstd: Land	11,245	11,245	0	0.0	43	43	1	1.3	0.38	0.39
Ag NonHmstd	4,594	4,594	0	0.0	35	36	0	0.9	0.77	0.78
Total	57,189	57,189	0	0.0	537	521	-17	-3.1	0.94	0.91

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	573	573	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.59	10.48	0.000	0.000
(-) FD Contrib Tax Cap	34	0	-34	-100	School District	32.67	32.75	1.680	1.689
(=) Taxable Tax Capacity	539	573	34	6.3	Special District	3.34	3.39	0.000	0.000
FD Distrib Tax Cap	27	0	-27	-100	Total	77.06	77.69	1.755	1.764

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,300	126,300	0.0	936	945	9	1.0	0.74	0.75
Res Hmstd: Avg Val	189,400	189,400	0.0	1,590	1,604	14	0.9	0.84	0.85
Res Hmstd: Hi Val	252,400	252,400	0.0	2,243	2,261	18	0.8	0.89	0.90
Res Hmstd: Ex-Hi Val	378,700	378,700	0.0	3,551	3,579	27	0.8	0.94	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	3,704	3,230	-474	-12.8	2.47	2.15
Comm/Ind: Med Val	300,000	300,000	0.0	8,555	7,449	-1,106	-12.8	2.85	2.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,192	27,136	-4,056	-13.0	3.12	2.71

County: Dakota

West St. Paul

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	847,109	847,109	0	0.0	7,495	7,621	126	1.7	0.88	0.90
ResNonHm 1 Unit	23,506	23,506	0	0.0	242	245	4	1.4	1.03	1.04
ResNonHm 2-3Unit	8,138	8,138	0	0.0	102	103	1	1.3	1.25	1.26
Apartments	180,995	180,995	0	0.0	2,267	2,296	29	1.3	1.25	1.27
Seasonal Rec	106	106	0	0.0	1	1	0	0.4	1.21	1.22
Com/Ind Low Tier	33,990	33,990	0	0.0	858	784	-74	-8.6	2.52	2.31
Com/Ind Hi Tier	141,561	141,561	0	0.0	4,707	4,292	-415	-8.8	3.33	3.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,603	8,603	0	0.0	286	261	-25	-8.8	3.33	3.03
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,244,008	1,244,008	0	0.0	15,958	15,604	-355	-2.2	1.28	1.25

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	14,589	14,589	0	0.0	County	30.46	31.07	0.075	0.075
(-) TIF Tax Capacity	502	502	0	0.0	City/Town	41.66	42.33	0.000	0.000
(-) FD Contrib Tax Cap	1,175	0	-1,175	-100	School District	13.23	12.37	1.162	1.264
(=) Taxable Tax Capacity	12,911	14,086	1,175	9.1	Special District	4.95	5.01	0.000	0.000
FD Distrib Tax Cap	2,145	0	-2,145	-100	Total	90.31	90.78	1.237	1.339

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	108,100	108,100	0.0	835	851	16	1.9	0.77	0.79
Res Hmstd:Avg Val	162,100	162,100	0.0	1,438	1,462	24	1.7	0.89	0.90
Res Hmstd: Hi Val	216,000	216,000	0.0	2,040	2,072	32	1.6	0.94	0.96
Res Hmstd: Ex-Hi Val	324,100	324,100	0.0	3,247	3,295	48	1.5	1.00	1.02
Apartment	300,000	300,000	0.0	3,758	3,806	48	1.3	1.25	1.27
Comm/Ind: Lo Val	150,000	150,000	0.0	3,787	3,461	-326	-8.6	2.52	2.31
Comm/Ind: Med Val	300,000	300,000	0.0	8,775	8,008	-766	-8.7	2.92	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,051	29,230	-2,821	-8.8	3.21	2.92

County: Hennepin

Bloomington city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter	
Res Homestead	5,089,995	5,089,995	0	0.0	57,237	54,106	-3,131	-5.5	1.12	1.06
ResNonHm 1 Unit	179,552	179,552	0	0.0	2,203	2,093	-111	-5.0	1.23	1.17
ResNonHm 2-3Unit	38,103	38,103	0	0.0	571	541	-30	-5.2	1.50	1.42
Apartments	610,992	610,992	0	0.0	9,161	8,681	-480	-5.2	1.50	1.42
Seasonal Rec	347	347	0	0.0	5	5	0	-4.6	1.50	1.43
Com/Ind Low Tier	106,145	106,145	0	0.0	2,902	2,644	-257	-8.9	2.73	2.49
Com/Ind Hi Tier	2,746,417	2,746,417	0	0.0	98,926	89,976	-8,950	-9.0	3.60	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	66,807	66,807	0	0.0	2,399	2,182	-217	-9.0	3.59	3.27
AgHmstd: House	595	595	0	0.0	7	7	0	-5.2	1.19	1.13
AgHmstd: Land	162	162	0	0.0	0	0	0	-12.3	0.31	0.27
Ag NonHmstd	42	42	0	0.0	0	0	0	-6.2	1.10	1.03
Total	8,839,155	8,839,155	0	0.0	173,411	160,235	-13,176	-7.6	1.96	1.81

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	118,771	118,771	0	0.0	County	47.21	46.16	0.000	0.000	
(-) TIF Tax Capacity	7,043	10,751	3,708	52.7	City/Town	35.27	31.60	0.000	0.000	
(-) FD Contrib Tax Cap	21,043	0	-21,043	-100	School District	17.92	16.12	1.224	1.296	
(=) Taxable Tax Capacity	90,685	108,020	17,335	19.1	Special District	9.74	9.41	0.000	0.000	
FD Distrib Tax Cap	6,177	0	-6,177	-100	Total	110.15	103.29	1.224	1.296	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,200	132,200	0.0	1,365	1,283	-81	-5.9	1.03	0.97	
Res Hmstd:Avg Val	198,200	198,200	0.0	2,232	2,110	-122	-5.4	1.13	1.06	
Res Hmstd: Hi Val	264,100	264,100	0.0	3,098	2,936	-162	-5.2	1.17	1.11	
Res Hmstd: Ex-Hi Val	396,300	396,300	0.0	4,834	4,591	-243	-5.0	1.22	1.16	
Apartment	300,000	300,000	0.0	4,498	4,262	-235	-5.2	1.50	1.42	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,100	3,736	-364	-8.9	2.73	2.49	
Comm/Ind: Med Val	300,000	300,000	0.0	9,505	8,652	-853	-9.0	3.17	2.88	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,731	31,596	-3,135	-9.0	3.47	3.16	

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Hennepin

Brooklyn Center

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,012,687	1,012,687	0	0.0	14,233	14,757	524	3.7	1.41	1.46
ResNonHm 1 Unit	37,196	37,196	0	0.0	604	623	19	3.2	1.62	1.67
ResNonHm 2-3Unit	3,744	3,744	0	0.0	76	78	2	2.8	2.02	2.07
Apartments	162,667	162,667	0	0.0	3,281	3,373	92	2.8	2.02	2.07
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	29,828	29,828	0	0.0	946	975	30	3.1	3.17	3.27
Com/Ind Hi Tier	364,875	364,875	0	0.0	15,278	15,776	498	3.3	4.19	4.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,984	15,984	0	0.0	655	672	17	2.7	4.10	4.21
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	367	367	0	0.0	5	5	0	1.5	1.43	1.45
Total	1,627,349	1,627,349	0	0.0	35,077	36,260	1,183	3.4	2.16	2.23

Tax Base

Tax Rates

	Tax Capacity				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	20,636	20,636	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	3,134	3,212	78	2.5	City/Town	52.40	54.63	0.484	0.484
(-) FD Contrib Tax Cap	2,523	0	-2,523	-100	School District	33.43	35.22	1.596	1.900
(=) Taxable Tax Capacity	14,978	17,424	2,446	16.3	Special District	8.87	8.82	0.000	0.000
FD Distrib Tax Cap	3,621	0	-3,621	-100	Total	141.92	144.84	2.080	2.384

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,400	85,400	85,400	0.0	1,094	1,145	51	4.6	1.28	1.34
Res Hmstd: Avg Val	128,000	128,000	128,000	0.0	1,826	1,902	76	4.2	1.43	1.49
Res Hmstd: Hi Val	170,600	170,600	170,600	0.0	2,557	2,659	102	4.0	1.50	1.56
Res Hmstd: Ex-Hi Val	256,000	256,000	256,000	0.0	4,024	4,176	153	3.8	1.57	1.63
Apartment	300,000	300,000	300,000	0.0	5,946	6,147	201	3.4	1.98	2.05
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,689	4,834	145	3.1	3.13	3.22
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,837	11,160	324	3.0	3.61	3.72
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	39,526	40,682	1,156	2.9	3.95	4.07

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Hennepin

Brooklyn Park

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	3,069,410	3,069,410	0	0.0	39,114	40,713	1,600	4.1	1.27	1.33
ResNonHm 1 Unit	87,059	87,059	0	0.0	1,233	1,277	45	3.6	1.42	1.47
ResNonHm 2-3Unit	58,505	58,505	0	0.0	1,011	1,042	31	3.1	1.73	1.78
Apartments	271,563	271,563	0	0.0	4,764	4,901	137	2.9	1.75	1.80
Seasonal Rec	824	824	0	0.0	18	18	0	2.3	2.19	2.24
Com/Ind Low Tier	55,323	55,323	0	0.0	1,621	1,611	-10	-0.6	2.93	2.91
Com/Ind Hi Tier	700,673	700,673	0	0.0	26,906	26,646	-260	-1.0	3.84	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	36,744	36,744	0	0.0	1,402	1,392	-11	-0.8	3.82	3.79
AgHmstd: House	1,331	1,331	0	0.0	17	17	1	4.1	1.25	1.30
AgHmstd: Land	736	736	0	0.0	3	3	0	2.4	0.42	0.43
Ag NonHmstd	18,468	18,468	0	0.0	227	230	4	1.6	1.23	1.25
Total	4,300,636	4,300,636	0	0.0	76,315	77,852	1,537	2.0	1.77	1.81

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	51,476	51,476	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	6,942	6,942	0	0.0	City/Town	43.31	45.29	0.198	0.198
(-) FD Contrib Tax Cap	5,753	0	-5,753	-100	School District	23.83	25.08	1.642	1.938
(=) Taxable Tax Capacity	38,781	44,534	5,753	14.8	Special District	8.95	8.88	0.000	0.000
FD Distrib Tax Cap	7,697	0	-7,697	-100	Total	123.30	125.41	1.840	2.136

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	109,400	109,400	0.0	1,276	1,332	55	4.3	1.17	1.22
Res Hmstd:Avg Val	164,000	164,000	0.0	2,099	2,182	83	4.0	1.28	1.33
Res Hmstd: Hi Val	218,600	218,600	0.0	2,922	3,033	111	3.8	1.34	1.39
Res Hmstd: Ex-Hi Val	327,900	327,900	0.0	4,569	4,735	166	3.6	1.39	1.44
Apartment	300,000	300,000	0.0	5,176	5,344	168	3.2	1.73	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	4,382	4,360	-23	-0.5	2.92	2.91
Comm/Ind: Med Val	300,000	300,000	0.0	10,134	10,066	-68	-0.7	3.38	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,973	36,694	-279	-0.8	3.70	3.67

County: Hennepin

Champlin city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,315,100	1,315,100	0	0.0	15,299	16,517	1,218	8.0	1.16	1.26
ResNonHm 1 Unit	28,546	28,546	0	0.0	365	391	26	7.3	1.28	1.37
ResNonHm 2-3Unit	13,295	13,295	0	0.0	207	221	14	6.9	1.56	1.66
Apartments	38,156	38,156	0	0.0	594	635	41	6.9	1.56	1.66
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	16,493	16,493	0	0.0	459	457	-1	-0.3	2.78	2.77
Com/Ind Hi Tier	105,598	105,598	0	0.0	3,867	3,843	-24	-0.6	3.66	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,800	7,800	0	0.0	286	284	-2	-0.6	3.66	3.64
AgHmstd: House	166	166	0	0.0	2	2	0	8.1	1.14	1.23
AgHmstd: Land	66	66	0	0.0	0	0	0	10.2	0.32	0.35
Ag NonHmstd	1,202	1,202	0	0.0	14	14	1	5.3	1.13	1.19
Total	1,526,422	1,526,422	0	0.0	21,092	22,365	1,273	6.0	1.38	1.47

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	16,613	16,613	0	0.0	County	47.21	46.16	0.000	0.000	
(-) TIF Tax Capacity	2,316	2,316	0	0.0	City/Town	35.74	39.89	0.000	0.000	
(-) FD Contrib Tax Cap	912	0	-912	-100	School District	21.15	23.99	1.451	1.782	
(=) Taxable Tax Capacity	13,384	14,296	912	6.8	Special District	8.88	8.88	0.000	0.000	
FD Distrib Tax Cap	2,383	0	-2,383	-100	Total	112.97	118.93	1.451	1.782	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,700	124,700	0.0	1,330	1,445	115	8.7	1.07	1.16
Res Hmstd: Avg Val	187,000	187,000	0.0	2,180	2,353	173	7.9	1.17	1.26
Res Hmstd: Hi Val	249,200	249,200	0.0	3,029	3,260	231	7.6	1.22	1.31
Res Hmstd: Ex-Hi Val	373,900	373,900	0.0	4,731	5,077	346	7.3	1.27	1.36
Apartment	300,000	300,000	0.0	4,672	4,994	322	6.9	1.56	1.66
Comm/Ind: Lo Val	150,000	150,000	0.0	4,174	4,161	-13	-0.3	2.78	2.77
Comm/Ind: Med Val	300,000	300,000	0.0	9,667	9,619	-48	-0.5	3.22	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,299	35,091	-208	-0.6	3.53	3.51

County: Hennepin

Corcoran city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	386,199	386,199	0	0.0	4,782	4,807	25	0.5	1.24	1.24
ResNonHm 1 Unit	7,961	7,961	0	0.0	103	103	0	0.4	1.29	1.30
ResNonHm 2-3Unit	10,722	10,722	0	0.0	172	172	0	0.1	1.60	1.60
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,441	2,441	0	0.0	39	39	0	0.2	1.61	1.61
Com/Ind Low Tier	9,474	9,474	0	0.0	265	258	-6	-2.4	2.79	2.73
Com/Ind Hi Tier	17,576	17,576	0	0.0	652	636	-16	-2.5	3.71	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,092	8,092	0	0.0	298	289	-9	-3.1	3.69	3.57
AgHmstd: House	25,515	25,515	0	0.0	304	306	1	0.4	1.19	1.20
AgHmstd: Land	22,287	22,287	0	0.0	110	111	0	0.3	0.50	0.50
Ag NonHmstd	11,658	11,658	0	0.0	144	144	0	0.0	1.23	1.23
Total	501,924	501,924	0	0.0	6,870	6,865	-5	-0.1	1.37	1.37

Tax Base

Tax Rates

	Tax Capacity				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,283	5,283	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	139	139	0	0.0	City/Town	29.71	31.07	0.000	0.000
(-) FD Contrib Tax Cap	243	0	-243	-100	School District	38.23	38.35	0.813	0.851
(=) Taxable Tax Capacity	4,901	5,144	243	5.0	Special District	5.89	5.75	0.000	0.000
FD Distrib Tax Cap	461	0	-461	-100	Total	121.04	121.34	0.813	0.851

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	171,300	171,300	0.0	1,994	2,006	12	0.6	1.16	1.17
Res Hmstd: Avg Val	256,800	256,800	0.0	3,176	3,193	18	0.6	1.24	1.24
Res Hmstd: Hi Val	342,300	342,300	0.0	4,357	4,381	24	0.5	1.27	1.28
Res Hmstd: Ex-Hi Val	513,600	513,600	0.0	6,675	6,711	35	0.5	1.30	1.31
Comm/Ind: Lo Val	150,000	150,000	0.0	4,197	4,075	-122	-2.9	2.80	2.72
Comm/Ind: Med Val	300,000	300,000	0.0	9,753	9,467	-286	-2.9	3.25	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,678	34,626	-1,052	-2.9	3.57	3.46

County: Hennepin

Crystal city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter	
Res Homestead	1,036,094	1,036,094	0	0.0	13,404	13,860	456	3.4	1.29	1.34
ResNonHm 1 Unit	32,455	32,455	0	0.0	478	492	14	3.0	1.47	1.52
ResNonHm 2-3Unit	5,819	5,819	0	0.0	105	108	3	2.7	1.81	1.86
Apartments	106,324	106,324	0	0.0	1,911	1,964	53	2.8	1.80	1.85
Seasonal Rec	3,488	3,488	0	0.0	74	76	2	2.6	2.12	2.18
Com/Ind Low Tier	23,380	23,380	0	0.0	693	699	6	0.8	2.97	2.99
Com/Ind Hi Tier	106,376	106,376	0	0.0	4,148	4,175	27	0.7	3.90	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,813	6,813	0	0.0	266	267	2	0.7	3.90	3.93
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,320,750	1,320,750	0	0.0	21,080	21,642	562	2.7	1.60	1.64

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	14,748	14,748	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	1,131	1,166	35	3.1	City/Town	40.23	42.40	0.000	0.000
(-) FD Contrib Tax Cap	803	0	-803	-100	School District	34.26	35.30	1.658	1.878
(=) Taxable Tax Capacity	12,814	13,583	768	6.0	Special District	8.85	8.89	0.000	0.000
FD Distrib Tax Cap	2,620	0	-2,620	-100	Total	130.56	132.75	1.658	1.878

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	94,000	94,000	0.0	1,095	1,137	41	3.8	1.17	1.21
Res Hmstd:Avg Val	140,900	140,900	0.0	1,828	1,890	62	3.4	1.30	1.34
Res Hmstd: Hi Val	187,900	187,900	0.0	2,561	2,644	83	3.2	1.36	1.41
Res Hmstd: Ex-Hi Val	281,900	281,900	0.0	4,029	4,153	124	3.1	1.43	1.47
Apartment	300,000	300,000	0.0	5,393	5,542	148	2.8	1.80	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,449	4,486	37	0.8	2.97	2.99
Comm/Ind: Med Val	300,000	300,000	0.0	10,298	10,374	76	0.7	3.43	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,594	37,849	256	0.7	3.76	3.78

County: Hennepin

Dayton (Henn)

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	272,682	272,682	0	0.0	3,473	3,673	199	5.7	1.27	1.35
ResNonHm 1 Unit	5,876	5,876	0	0.0	80	84	4	4.8	1.37	1.43
ResNonHm 2-3Unit	6,078	6,078	0	0.0	99	105	6	6.0	1.62	1.72
Apartments	234	234	0	0.0	4	4	0	1.6	1.78	1.81
Seasonal Rec	3,808	3,808	0	0.0	63	66	3	5.4	1.64	1.73
Com/Ind Low Tier	10,244	10,244	0	0.0	293	293	0	-0.1	2.86	2.86
Com/Ind Hi Tier	23,472	23,472	0	0.0	882	879	-3	-0.4	3.76	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,346	4,346	0	0.0	163	163	0	-0.3	3.76	3.74
AgHmstd: House	13,538	13,538	0	0.0	172	182	10	6.0	1.27	1.35
AgHmstd: Land	10,911	10,911	0	0.0	53	55	3	5.2	0.48	0.51
Ag NonHmstd	4,797	4,797	0	0.0	58	60	2	3.2	1.22	1.26
Total	355,985	355,985	0	0.0	5,341	5,564	223	4.2	1.50	1.56

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,877	3,877	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	98	105	7	7.5	City/Town	43.67	47.36	0.000	0.000
(-) FD Contrib Tax Cap	259	0	-259	-100	School District	23.60	25.58	1.487	1.761
(=) Taxable Tax Capacity	3,520	3,772	252	7.2	Special District	5.89	5.75	0.000	0.000
FD Distrib Tax Cap	465	0	-465	-100	Total	120.37	124.86	1.487	1.761

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,000	146,000	146,000	0.0	1,733	1,839	106	6.1	1.19	1.26
Res Hmstd: Avg Val	218,800	218,800	218,800	0.0	2,783	2,942	158	5.7	1.27	1.34
Res Hmstd: Hi Val	291,700	291,700	291,700	0.0	3,835	4,046	211	5.5	1.31	1.39
Res Hmstd: Ex-Hi Val	437,700	437,700	437,700	0.0	5,919	6,236	316	5.3	1.35	1.42
Apartment	300,000	300,000	300,000	0.0	4,960	5,210	251	5.1	1.65	1.74
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,286	4,291	5	0.1	2.86	2.86
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,927	9,924	-3	0.0	3.31	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	36,250	36,212	-38	-0.1	3.62	3.62

County: Hennepin

Deephaven city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	621,925	621,925	0	0.0	7,820	7,847	27	0.3	1.26	1.26
ResNonHm 1 Unit	38,211	38,211	0	0.0	503	505	2	0.3	1.32	1.32
ResNonHm 2-3Unit	6,080	6,080	0	0.0	90	90	0	0.2	1.47	1.48
Apartments	550	550	0	0.0	8	8	0	0.2	1.45	1.46
Seasonal Rec	2,800	2,800	0	0.0	46	46	0	-0.4	1.65	1.64
Com/Ind Low Tier	3,560	3,560	0	0.0	96	89	-7	-6.9	2.69	2.51
Com/Ind Hi Tier	11,696	11,696	0	0.0	411	382	-29	-7.2	3.52	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,439	2,439	0	0.0	85	78	-6	-7.1	3.46	3.22
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	687,262	687,262	0	0.0	9,058	9,045	-13	-0.1	1.32	1.32

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,536	7,536	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.66	18.77	0.000	0.000
(-) FD Contrib Tax Cap	106	0	-106	-100	School District	23.16	23.57	2.343	2.452
(=) Taxable Tax Capacity	7,431	7,536	106	1.4	Special District	8.39	8.29	0.000	0.000
FD Distrib Tax Cap	140	0	-140	-100	Total	97.42	96.80	2.343	2.452

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	315,500	315,500	0.0	3,724	3,739	15	0.4	1.18	1.19
Res Hmstd:Avg Val	472,900	472,900	0.0	5,715	5,738	23	0.4	1.21	1.21
Res Hmstd: Hi Val	630,400	630,400	0.0	7,936	7,964	28	0.4	1.26	1.26
Res Hmstd: Ex-Hi Val	945,900	945,900	0.0	12,517	12,555	38	0.3	1.32	1.33
Apartment	300,000	300,000	0.0	4,356	4,366	10	0.2	1.45	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	4,042	3,763	-279	-6.9	2.69	2.51
Comm/Ind: Med Val	300,000	300,000	0.0	9,315	8,659	-656	-7.0	3.10	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,920	31,503	-2,417	-7.1	3.39	3.15

County: Hennepin

Eden Prairie city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	4,861,851	4,861,851	0	0.0	57,198	54,919	-2,280	-4.0	1.18 1.13
ResNonHm 1 Unit	208,966	208,966	0	0.0	2,612	2,510	-102	-3.9	1.25 1.20
ResNonHm 2-3Unit	93,331	93,331	0	0.0	1,371	1,315	-56	-4.1	1.47 1.41
Apartments	380,092	380,092	0	0.0	5,607	5,375	-231	-4.1	1.48 1.41
Seasonal Rec	6,144	6,144	0	0.0	104	100	-4	-4.2	1.70 1.63
Com/Ind Low Tier	67,088	67,088	0	0.0	1,834	1,661	-172	-9.4	2.73 2.48
Com/Ind Hi Tier	1,367,104	1,367,104	0	0.0	49,129	44,420	-4,709	-9.6	3.59 3.25
Publ U: Elec Gen	186	186	0	0.0	5	4	-1	-13.9	2.50 2.16
Publ U: Other	52,615	52,615	0	0.0	1,884	1,703	-182	-9.6	3.58 3.24
AgHmstd: House	1,793	1,793	0	0.0	20	19	-1	-4.2	1.13 1.09
AgHmstd: Land	675	675	0	0.0	3	2	0	-7.6	0.39 0.36
Ag NonHmstd	4,412	4,412	0	0.0	46	44	-2	-5.1	1.05 1.00
Total	7,044,258	7,044,258	0	0.0	119,813	112,073	-7,740	-6.5	1.70 1.59

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	87,033	87,033	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	1,626	1,966	341	21.0	City/Town	32.77	29.96	0.078	0.078
(-) FD Contrib Tax Cap	11,394	0	-11,394	-100	School District	17.23	15.85	1.465	1.541
(=) Taxable Tax Capacity	74,014	85,067	11,053	14.9	Special District	8.46	8.32	0.000	0.000
FD Distrib Tax Cap	3,501	0	-3,501	-100	Total	105.68	100.29	1.543	1.619

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	189,100	189,100		0.0	2,088	2,000	-88	-4.2	1.10	1.06
Res Hmstd: Avg Val	283,400	283,400		0.0	3,315	3,184	-131	-4.0	1.17	1.12
Res Hmstd: Hi Val	377,800	377,800		0.0	4,543	4,368	-175	-3.9	1.20	1.16
Res Hmstd: Ex-Hi Val	566,900	566,900		0.0	7,043	6,771	-272	-3.9	1.24	1.19
Apartment	300,000	300,000		0.0	4,426	4,247	-179	-4.1	1.48	1.42
Comm/Ind: Lo Val	150,000	150,000		0.0	4,101	3,717	-384	-9.4	2.73	2.48
Comm/Ind: Med Val	300,000	300,000		0.0	9,491	8,592	-900	-9.5	3.16	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	34,647	31,341	-3,306	-9.5	3.46	3.13

County: Hennepin

Edina city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	5,119,459	5,119,459	0	0.0	57,188	55,672	-1,516	-2.7	1.12 1.09
ResNonHm 1 Unit	249,884	249,884	0	0.0	2,923	2,849	-74	-2.5	1.17 1.14
ResNonHm 2-3Unit	47,691	47,691	0	0.0	667	646	-20	-3.0	1.40 1.36
Apartments	287,046	287,046	0	0.0	3,955	3,859	-96	-2.4	1.38 1.34
Seasonal Rec	4,459	4,459	0	0.0	64	62	-2	-3.0	1.42 1.38
Com/Ind Low Tier	46,642	46,642	0	0.0	1,228	1,112	-116	-9.4	2.63 2.38
Com/Ind Hi Tier	1,151,692	1,151,692	0	0.0	39,719	35,973	-3,746	-9.4	3.45 3.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	21,750	21,750	0	0.0	748	675	-73	-9.8	3.44 3.10
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00 0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Total	6,928,622	6,928,622	0	0.0	106,492	100,848	-5,643	-5.3	1.54 1.46

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	83,469	83,469	0	0.0	County	47.21	46.16	0.000	0.000	
(-) TIF Tax Capacity	6,951	6,951	0	0.0	City/Town	25.56	23.68	0.106	0.106	
(-) FD Contrib Tax Cap	7,946	0	-7,946	-100	School District	14.17	13.69	1.683	1.774	
(=) Taxable Tax Capacity	68,572	76,518	7,946	11.6	Special District	8.71	8.52	0.000	0.000	
FD Distrib Tax Cap	2,203	0	-2,203	-100	Total	95.66	92.06	1.788	1.880	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	210,500	210,500	0.0	2,207	2,151	-57	-2.6	1.05	1.02
Res Hmstd: Avg Val	315,600	315,600	0.0	3,495	3,410	-85	-2.4	1.11	1.08
Res Hmstd: Hi Val	420,700	420,700	0.0	4,777	4,664	-113	-2.4	1.14	1.11
Res Hmstd: Ex-Hi Val	631,200	631,200	0.0	7,480	7,299	-181	-2.4	1.19	1.16
Apartment	300,000	300,000	0.0	4,124	4,016	-108	-2.6	1.37	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,945	3,571	-374	-9.5	2.63	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	9,115	8,238	-877	-9.6	3.04	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,241	30,017	-3,224	-9.7	3.32	3.00

County: Hennepin

Excelsior city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	121,255	121,255	0	0.0	1,577	1,589	12	0.7	1.30 1.31
ResNonHm 1 Unit	19,031	19,031	0	0.0	259	261	2	0.7	1.36 1.37
ResNonHm 2-3Unit	2,331	2,331	0	0.0	39	39	0	0.6	1.67 1.68
Apartments	37,282	37,282	0	0.0	611	614	3	0.6	1.64 1.65
Seasonal Rec	580	580	0	0.0	9	9	0	-0.1	1.58 1.58
Com/Ind Low Tier	15,206	15,206	0	0.0	429	417	-13	-3.0	2.82 2.74
Com/Ind Hi Tier	29,824	29,824	0	0.0	1,099	1,065	-34	-3.1	3.69 3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	1,800	1,800	0	0.0	65	63	-2	-3.1	3.61 3.50
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00 0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Total	227,308	227,308	0	0.0	4,088	4,057	-32	-0.8	1.80 1.78

Tax Base

Tax Rates

	Tax Capacity				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,779	2,779	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.51	34.11	0.000	0.000
(-) FD Contrib Tax Cap	214	0	-214	-100	School District	23.16	23.57	2.343	2.452
(=) Taxable Tax Capacity	2,564	2,779	214	8.4	Special District	8.40	8.31	0.000	0.000
FD Distrib Tax Cap	183	0	-183	-100	Total	112.28	112.15	2.343	2.452

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	166,400	166,400	0.0	2,035	2,052	16	0.8	1.22	1.23
Res Hmstd: Avg Val	249,500	249,500	0.0	3,238	3,262	24	0.7	1.30	1.31
Res Hmstd: Hi Val	332,600	332,600	0.0	4,440	4,473	32	0.7	1.34	1.34
Res Hmstd: Ex-Hi Val	499,000	499,000	0.0	6,772	6,820	48	0.7	1.36	1.37
Apartment	300,000	300,000	0.0	4,913	4,941	28	0.6	1.64	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	4,234	4,109	-126	-3.0	2.82	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	9,763	9,464	-299	-3.1	3.25	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,563	34,457	-1,106	-3.1	3.56	3.45

County: Hennepin

Golden Valley

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,562,447	1,562,447	0	0.0	21,500	20,812	-688	-3.2	1.38	1.33
ResNonHm 1 Unit	59,350	59,350	0	0.0	878	852	-26	-3.0	1.48	1.44
ResNonHm 2-3Unit	14,016	14,016	0	0.0	256	250	-6	-2.4	1.83	1.79
Apartments	91,215	91,215	0	0.0	1,621	1,565	-56	-3.5	1.78	1.72
Seasonal Rec	721	721	0	0.0	12	11	-1	-4.8	1.66	1.58
Com/Ind Low Tier	37,721	37,721	0	0.0	1,105	1,057	-48	-4.4	2.93	2.80
Com/Ind Hi Tier	645,326	645,326	0	0.0	24,647	23,326	-1,321	-5.4	3.82	3.61
Publ U: Elec Gen	423	423	0	0.0	11	10	-1	-9.0	2.69	2.45
Publ U: Other	19,963	19,963	0	0.0	772	741	-31	-4.0	3.87	3.71
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,431,182	2,431,182	0	0.0	50,803	48,625	-2,178	-4.3	2.09	2.00

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	31,483	31,483	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	3,541	3,541	0	0.0	City/Town	45.36	40.63	0.000	0.000
(-) FD Contrib Tax Cap	4,235	0	-4,235	-100	School District	28.62	27.54	1.615	1.775
(=) Taxable Tax Capacity	23,706	27,941	4,235	17.9	Special District	7.64	7.51	0.000	0.000
FD Distrib Tax Cap	1,280	0	-1,280	-100	Total	128.83	121.86	1.615	1.775

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	141,600	141,600	0.0	1,808	1,732	-76	-4.2	1.28	1.22
Res Hmstd: Avg Val	212,300	212,300	0.0	2,897	2,782	-114	-3.9	1.36	1.31
Res Hmstd: Hi Val	283,100	283,100	0.0	3,987	3,834	-152	-3.8	1.41	1.35
Res Hmstd: Ex-Hi Val	424,700	424,700	0.0	6,157	5,929	-228	-3.7	1.45	1.40
Apartment	300,000	300,000	0.0	5,315	5,102	-214	-4.0	1.77	1.70
Comm/Ind: Lo Val	150,000	150,000	0.0	4,415	4,225	-190	-4.3	2.94	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	10,221	9,771	-451	-4.4	3.41	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,317	35,648	-1,669	-4.5	3.73	3.56

County: Hennepin

Greenfield city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	188,725	188,725	0	0.0	2,388	2,403	16	0.7	1.27	1.27
ResNonHm 1 Unit	12,935	12,935	0	0.0	171	172	1	0.6	1.32	1.33
ResNonHm 2-3Unit	4,414	4,414	0	0.0	72	72	0	0.6	1.63	1.64
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	146	146	0	0.0	2	2	0	0.7	1.49	1.50
Com/Ind Low Tier	3,741	3,741	0	0.0	105	104	-1	-1.1	2.81	2.77
Com/Ind Hi Tier	3,947	3,947	0	0.0	147	146	-2	-1.1	3.74	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,069	4,069	0	0.0	152	150	-2	-1.3	3.72	3.68
AgHmstd: House	11,381	11,381	0	0.0	140	142	1	0.8	1.23	1.24
AgHmstd: Land	11,495	11,495	0	0.0	62	63	1	0.9	0.54	0.54
Ag NonHmstd	10,109	10,109	0	0.0	130	131	1	0.5	1.29	1.29
Total	250,964	250,964	0	0.0	3,370	3,384	15	0.4	1.34	1.35

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,577	2,577	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.58	33.78	0.000	0.000
(-) FD Contrib Tax Cap	73	0	-73	-100	School District	43.18	42.92	0.332	0.340
(=) Taxable Tax Capacity	2,504	2,577	73	2.9	Special District	5.89	5.75	0.000	0.000
FD Distrib Tax Cap	205	0	-205	-100	Total	127.86	128.62	0.332	0.340

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	183,200	183,200	0.0	2,196	2,211	15	0.7	1.20	1.21
Res Hmstd: Avg Val	274,700	274,700	0.0	3,478	3,502	23	0.7	1.27	1.27
Res Hmstd: Hi Val	366,200	366,200	0.0	4,761	4,792	31	0.6	1.30	1.31
Res Hmstd: Ex-Hi Val	549,400	549,400	0.0	7,365	7,412	47	0.6	1.34	1.35
Comm/Ind: Lo Val	150,000	150,000	0.0	4,214	4,162	-52	-1.2	2.81	2.77
Comm/Ind: Med Val	300,000	300,000	0.0	9,817	9,695	-121	-1.2	3.27	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,962	35,516	-446	-1.2	3.60	3.55

County: Hennepin

Greenwood city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	131,169	131,169	0	0.0	1,699	1,699	0	0.0	1.29	1.29
ResNonHm 1 Unit	23,376	23,376	0	0.0	313	313	0	0.0	1.34	1.34
ResNonHm 2-3Unit	1,406	1,406	0	0.0	21	21	0	-0.1	1.51	1.51
Apartments	1,445	1,445	0	0.0	22	22	0	-0.1	1.51	1.51
Seasonal Rec	179	179	0	0.0	2	2	0	-0.8	1.29	1.27
Com/Ind Low Tier	1,260	1,260	0	0.0	35	32	-2	-6.3	2.75	2.57
Com/Ind Hi Tier	5,265	5,265	0	0.0	189	176	-12	-6.6	3.58	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	484	484	0	0.0	17	16	-1	-6.6	3.58	3.35
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	164,584	164,584	0	0.0	2,297	2,282	-16	-0.7	1.40	1.39

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	1,808	1,808	0	0.0	County	47.21	46.16	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.27	22.95	0.000	0.000	
(-) FD Contrib Tax Cap	43	0	-43	-100	School District	23.16	23.57	2.343	2.452	
(=) Taxable Tax Capacity	1,765	1,808	43	2.4	Special District	8.40	8.31	0.000	0.000	
FD Distrib Tax Cap	24	0	-24	-100	Total	102.03	100.99	2.343	2.452	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	331,400	331,400	0.0	4,084	4,085	2	0.0	1.23	1.23
Res Hmstd:Avg Val	496,900	496,900	0.0	6,234	6,237	3	0.0	1.25	1.26
Res Hmstd: Hi Val	662,300	662,300	0.0	8,723	8,723	0	0.0	1.32	1.32
Res Hmstd: Ex-Hi Val	993,700	993,700	0.0	13,726	13,719	-7	-0.1	1.38	1.38
Apartment	300,000	300,000	0.0	4,529	4,523	-6	-0.1	1.51	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	4,118	3,858	-260	-6.3	2.75	2.57
Comm/Ind: Med Val	300,000	300,000	0.0	9,491	8,879	-613	-6.5	3.16	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,567	32,309	-2,257	-6.5	3.46	3.23

County: Hennepin

Hanover city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	29,687	29,687	0	0.0	431	432	1	0.1	1.45	1.45
ResNonHm 1 Unit	3,330	3,330	0	0.0	52	52	0	0.1	1.57	1.57
ResNonHm 2-3Unit	1,849	1,849	0	0.0	34	34	0	0.1	1.86	1.86
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	507	507	0	0.0	15	15	0	0.5	3.01	3.02
Com/Ind Hi Tier	5	5	0	0.0	0	0	0	0.5	3.97	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	345	345	0	0.0	14	14	0	0.5	3.97	3.99
AgHmstd: House	1,584	1,584	0	0.0	23	23	0	0.1	1.44	1.44
AgHmstd: Land	988	988	0	0.0	6	6	0	0.0	0.58	0.58
Ag NonHmstd	1,546	1,546	0	0.0	22	22	0	0.0	1.40	1.40
Total	39,841	39,841	0	0.0	597	598	1	0.1	1.50	1.50

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	407	407	0	0.0	County	47.21	46.16	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.89	51.68	0.000	0.000	
(-) FD Contrib Tax Cap	4	0	-4	-100	School District	37.94	38.38	1.067	1.084	
(=) Taxable Tax Capacity	402	407	4	1.1	Special District	4.09	3.93	0.000	0.000	
FD Distrib Tax Cap	31	0	-31	-100	Total	140.13	140.14	1.067	1.084	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	169,200	169,200	0.0	2,332	2,335	3	0.1	1.38	1.38
Res Hmstd: Avg Val	253,700	253,700	0.0	3,682	3,686	5	0.1	1.45	1.45
Res Hmstd: Hi Val	338,200	338,200	0.0	5,032	5,038	6	0.1	1.49	1.49
Res Hmstd: Ex-Hi Val	507,500	507,500	0.0	7,680	7,689	9	0.1	1.51	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	4,511	4,533	23	0.5	3.01	3.02
Comm/Ind: Med Val	300,000	300,000	0.0	10,471	10,523	52	0.5	3.49	3.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,289	38,478	189	0.5	3.83	3.85

County: Hennepin

Hassan township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	189,536	189,536	0	0.0	2,144	2,086	-58	-2.7	1.13 1.10
ResNonHm 1 Unit	5,167	5,167	0	0.0	62	60	-2	-2.5	1.19 1.16
ResNonHm 2-3Unit	2,533	2,533	0	0.0	37	36	-1	-2.7	1.45 1.41
Apartments	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Com/Ind Low Tier	13,259	13,259	0	0.0	358	328	-30	-8.3	2.70 2.47
Com/Ind Hi Tier	57,111	57,111	0	0.0	2,025	1,855	-170	-8.4	3.55 3.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	4,228	4,228	0	0.0	149	136	-12	-8.2	3.51 3.23
AgHmstd: House	12,356	12,356	0	0.0	135	132	-4	-2.7	1.10 1.07
AgHmstd: Land	11,471	11,471	0	0.0	48	46	-2	-4.2	0.42 0.40
Ag NonHmstd	6,585	6,585	0	0.0	69	67	-2	-3.1	1.04 1.01
Total	302,247	302,247	0	0.0	5,026	4,746	-280	-5.6	1.66 1.57

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,662	3,662	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.52	15.70	0.000	0.000
(-) FD Contrib Tax Cap	500	0	-500	-100	School District	33.65	33.22	1.491	1.525
(=) Taxable Tax Capacity	3,162	3,662	500	15.8	Special District	5.89	5.75	0.000	0.000
FD Distrib Tax Cap	159	0	-159	-100	Total	104.26	100.84	1.491	1.525

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,800	168,800	0.0	1,791	1,739	-52	-2.9	1.06	1.03
Res Hmstd: Avg Val	253,100	253,100	0.0	2,872	2,794	-78	-2.7	1.13	1.10
Res Hmstd: Hi Val	337,300	337,300	0.0	3,951	3,847	-104	-2.6	1.17	1.14
Res Hmstd: Ex-Hi Val	506,100	506,100	0.0	6,047	5,891	-157	-2.6	1.19	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	4,046	3,715	-331	-8.2	2.70	2.48
Comm/Ind: Med Val	300,000	300,000	0.0	9,366	8,592	-774	-8.3	3.12	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,194	31,352	-2,842	-8.3	3.42	3.14

County: Hennepin

Hopkins city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	597,721	597,721	0	0.0	8,418	8,358	-60	-0.7	1.41	1.40
ResNonHm 1 Unit	43,908	43,908	0	0.0	671	667	-4	-0.7	1.53	1.52
ResNonHm 2-3Unit	26,297	26,297	0	0.0	491	487	-4	-0.8	1.87	1.85
Apartments	230,464	230,464	0	0.0	4,294	4,261	-33	-0.8	1.86	1.85
Seasonal Rec	192	192	0	0.0	3	3	0	-1.1	1.78	1.76
Com/Ind Low Tier	36,593	36,593	0	0.0	1,104	1,096	-8	-0.7	3.02	3.00
Com/Ind Hi Tier	232,183	232,183	0	0.0	9,220	9,141	-79	-0.9	3.97	3.94
Publ U: Elec Gen	242	242	0	0.0	7	7	0	-1.2	2.89	2.85
Publ U: Other	7,966	7,966	0	0.0	316	314	-3	-0.8	3.97	3.94
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,175,566	1,175,566	0	0.0	24,525	24,334	-191	-0.8	2.09	2.07

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	15,018	15,018	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	1,702	1,824	121	7.1	City/Town	58.45	59.71	0.000	0.000
(-) FD Contrib Tax Cap	1,414	0	-1,414	-100	School District	22.14	20.01	1.572	1.670
(=) Taxable Tax Capacity	11,902	13,195	1,293	10.9	Special District	8.63	8.57	0.000	0.000
FD Distrib Tax Cap	1,645	0	-1,645	-100	Total	136.43	134.46	1.572	1.670

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	113,300	113,300	0.0	1,453	1,442	-11	-0.8	1.28	1.27
Res Hmstd:Avg Val	169,900	169,900	0.0	2,366	2,349	-17	-0.7	1.39	1.38
Res Hmstd: Hi Val	226,500	226,500	0.0	3,278	3,255	-23	-0.7	1.45	1.44
Res Hmstd: Ex-Hi Val	339,800	339,800	0.0	5,104	5,070	-34	-0.7	1.50	1.49
Apartment	300,000	300,000	0.0	5,588	5,543	-45	-0.8	1.86	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,527	4,493	-34	-0.7	3.02	3.00
Comm/Ind: Med Val	300,000	300,000	0.0	10,484	10,401	-84	-0.8	3.49	3.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,286	37,970	-316	-0.8	3.83	3.80

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Hennepin

Independence

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	361,096	361,096	0	0.0	4,621	4,606	-15	-0.3	1.28	1.28
ResNonHm 1 Unit	22,109	22,109	0	0.0	290	289	-1	-0.3	1.31	1.31
ResNonHm 2-3Unit	9,104	9,104	0	0.0	140	140	0	-0.3	1.54	1.54
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,314	4,314	0	0.0	72	72	0	-0.4	1.67	1.66
Com/Ind Low Tier	3,453	3,453	0	0.0	95	91	-4	-4.6	2.76	2.64
Com/Ind Hi Tier	7,853	7,853	0	0.0	287	273	-13	-4.7	3.65	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,718	4,718	0	0.0	173	167	-7	-4.0	3.68	3.53
AgHmstd: House	26,058	26,058	0	0.0	325	324	-1	-0.3	1.25	1.24
AgHmstd: Land	18,121	18,121	0	0.0	87	86	-1	-0.8	0.48	0.48
Ag NonHmstd	9,906	9,906	0	0.0	123	122	-1	-0.6	1.24	1.23
Total	466,733	466,733	0	0.0	6,214	6,169	-44	-0.7	1.33	1.32

Tax Base

Tax Rates

	Taxable Market Value				Pct		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	4,847	4,847	0	0.0	County	47.21	46.16	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.42	40.88	0.000	0.000	
(-) FD Contrib Tax Cap	116	0	-116	-100	School District	25.19	25.16	0.979	1.010	
(=) Taxable Tax Capacity	4,730	4,847	116	2.5	Special District	6.02	5.90	0.000	0.000	
FD Distrib Tax Cap	167	0	-167	-100	Total	118.85	118.10	0.979	1.010	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	236,800	236,800		0.0	2,887	2,876	-10	-0.4	1.22	1.21
Res Hmstd: Avg Val	355,100	355,100		0.0	4,515	4,500	-16	-0.3	1.27	1.27
Res Hmstd: Hi Val	473,300	473,300		0.0	6,089	6,068	-21	-0.3	1.29	1.28
Res Hmstd: Ex-Hi Val	710,100	710,100		0.0	9,759	9,724	-35	-0.4	1.37	1.37
Comm/Ind: Lo Val	150,000	150,000		0.0	4,196	4,026	-170	-4.1	2.80	2.68
Comm/Ind: Med Val	300,000	300,000		0.0	9,742	9,344	-399	-4.1	3.25	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,624	34,160	-1,464	-4.1	3.56	3.42

County: Hennepin

Long Lake city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	116,073	116,073	0	0.0	1,467	1,429	-38	-2.6	1.26	1.23
ResNonHm 1 Unit	5,727	5,727	0	0.0	78	76	-2	-2.4	1.36	1.33
ResNonHm 2-3Unit	1,056	1,056	0	0.0	18	17	0	-2.5	1.66	1.62
Apartments	7,134	7,134	0	0.0	119	116	-3	-2.5	1.66	1.62
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	11,758	11,758	0	0.0	336	322	-14	-4.1	2.85	2.74
Com/Ind Hi Tier	35,891	35,891	0	0.0	1,353	1,297	-56	-4.1	3.77	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,184	1,184	0	0.0	45	43	-2	-4.1	3.77	3.61
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	178,822	178,822	0	0.0	3,414	3,299	-115	-3.4	1.91	1.84

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	2,240	2,240	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	243	273	30	12.4	City/Town	54.24	51.81	0.000	0.000
(-) FD Contrib Tax Cap	322	0	-322	-100	School District	14.82	14.77	1.064	1.099
(=) Taxable Tax Capacity	1,675	1,967	292	17.5	Special District	8.40	8.31	0.000	0.000
FD Distrib Tax Cap	151	0	-151	-100	Total	124.67	121.06	1.064	1.099

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	141,800	141,800	0.0	1,674	1,628	-46	-2.8	1.18	1.15
Res Hmstd:Avg Val	212,600	212,600	0.0	2,696	2,626	-69	-2.6	1.27	1.24
Res Hmstd: Hi Val	283,400	283,400	0.0	3,717	3,625	-92	-2.5	1.31	1.28
Res Hmstd: Ex-Hi Val	425,200	425,200	0.0	5,753	5,615	-139	-2.4	1.35	1.32
Apartment	300,000	300,000	0.0	4,994	4,869	-125	-2.5	1.66	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	4,280	4,106	-174	-4.1	2.85	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	9,934	9,526	-408	-4.1	3.31	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,320	34,819	-1,501	-4.1	3.63	3.48

County: Hennepin

Loretto city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	42,613	42,613	0	0.0	553	550	-3	-0.6	1.30	1.29
ResNonHm 1 Unit	1,276	1,276	0	0.0	18	18	0	-0.6	1.40	1.39
ResNonHm 2-3Unit	308	308	0	0.0	5	5	0	-0.6	1.72	1.71
Apartments	2,133	2,133	0	0.0	37	37	0	-0.6	1.72	1.71
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	3,259	3,259	0	0.0	94	93	-2	-1.6	2.89	2.85
Com/Ind Hi Tier	4,095	4,095	0	0.0	157	154	-3	-1.7	3.83	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	397	397	0	0.0	15	15	0	-1.7	3.83	3.77
AgHmstd: House	173	173	0	0.0	2	2	0	-0.6	1.27	1.26
AgHmstd: Land	8	8	0	0.0	0	0	0	-0.7	0.77	0.76
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	54,262	54,262	0	0.0	882	874	-8	-0.9	1.62	1.61

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	610	610	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.43	40.66	0.000	0.000
(-) FD Contrib Tax Cap	49	0	-49	-100	School District	37.14	37.11	0.884	0.903
(=) Taxable Tax Capacity	560	609	49	8.8	Special District	5.89	5.75	0.000	0.000
FD Distrib Tax Cap	52	0	-52	-100	Total	130.67	129.70	0.884	0.903

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	134,100	134,100	0.0	1,619	1,609	-11	-0.7	1.21	1.20
Res Hmstd: Avg Val	201,000	201,000	0.0	2,613	2,597	-16	-0.6	1.30	1.29
Res Hmstd: Hi Val	267,900	267,900	0.0	3,606	3,585	-21	-0.6	1.35	1.34
Res Hmstd: Ex-Hi Val	402,000	402,000	0.0	5,598	5,566	-32	-0.6	1.39	1.38
Apartment	300,000	300,000	0.0	5,165	5,134	-31	-0.6	1.72	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	4,342	4,271	-71	-1.6	2.89	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	10,086	9,921	-166	-1.6	3.36	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,894	36,286	-609	-1.7	3.69	3.63

County: Hennepin

Maple Grove city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	3,958,242	3,958,242	0	0.0	47,789	48,454	665	1.4	1.21 1.22
ResNonHm 1 Unit	124,915	124,915	0	0.0	1,619	1,641	23	1.4	1.30 1.31
ResNonHm 2-3Unit	59,925	59,925	0	0.0	934	933	0	0.0	1.56 1.56
Apartments	98,581	98,581	0	0.0	1,552	1,569	17	1.1	1.57 1.59
Seasonal Rec	766	766	0	0.0	12	12	0	-0.6	1.56 1.55
Com/Ind Low Tier	47,742	47,742	0	0.0	1,336	1,279	-57	-4.3	2.80 2.68
Com/Ind Hi Tier	799,607	799,607	0	0.0	29,367	28,015	-1,352	-4.6	3.67 3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	71,337	71,337	0	0.0	2,610	2,489	-121	-4.6	3.66 3.49
AgHmstd: House	4,756	4,756	0	0.0	59	60	1	1.0	1.24 1.25
AgHmstd: Land	2,670	2,670	0	0.0	12	12	0	-1.7	0.46 0.45
Ag NonHmstd	8,296	8,296	0	0.0	93	92	-1	-0.9	1.12 1.11
Total	5,176,836	5,176,836	0	0.0	85,382	84,557	-826	-1.0	1.65 1.63

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	61,123	61,123	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	2,117	2,911	794	37.5	City/Town	32.84	32.24	0.098	0.098
(-) FD Contrib Tax Cap	6,360	0	-6,360	-100	School District	23.63	24.32	1.677	1.959
(=) Taxable Tax Capacity	52,646	58,212	5,566	10.6	Special District	7.88	7.75	0.000	0.000
FD Distrib Tax Cap	4,199	0	-4,199	-100	Total	111.56	110.48	1.775	2.058

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	144,500	144,500	0.0	1,626	1,651	25	1.5	1.13	1.14
Res Hmstd: Avg Val	216,600	216,600	0.0	2,624	2,661	38	1.4	1.21	1.23
Res Hmstd: Hi Val	288,700	288,700	0.0	3,621	3,671	50	1.4	1.25	1.27
Res Hmstd: Ex-Hi Val	433,100	433,100	0.0	5,601	5,676	75	1.3	1.29	1.31
Apartment	300,000	300,000	0.0	4,716	4,760	44	0.9	1.57	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	4,195	4,012	-183	-4.4	2.80	2.67
Comm/Ind: Med Val	300,000	300,000	0.0	9,700	9,258	-442	-4.6	3.23	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,390	33,741	-1,649	-4.7	3.54	3.37

County: Hennepin

Maple Plain city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	89,811	89,811	0	0.0	1,059	1,047	-12	-1.1	1.18	1.17
ResNonHm 1 Unit	2,116	2,116	0	0.0	27	27	0	-1.0	1.30	1.28
ResNonHm 2-3Unit	968	968	0	0.0	15	15	0	-1.1	1.59	1.58
Apartments	13,626	13,626	0	0.0	217	215	-2	-1.1	1.59	1.58
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	10,504	10,504	0	0.0	293	282	-12	-4.0	2.79	2.68
Com/Ind Hi Tier	31,409	31,409	0	0.0	1,159	1,111	-47	-4.1	3.69	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,029	1,029	0	0.0	38	36	-2	-4.1	3.69	3.54
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	149,463	149,463	0	0.0	2,809	2,734	-75	-2.7	1.88	1.83

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,908	1,908	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	221	252	32	14.3	City/Town	50.76	50.32	0.000	0.000
(-) FD Contrib Tax Cap	269	0	-269	-100	School District	14.82	14.77	1.064	1.099
(=) Taxable Tax Capacity	1,418	1,655	237	16.7	Special District	6.16	6.05	0.000	0.000
FD Distrib Tax Cap	221	0	-221	-100	Total	118.95	117.30	1.064	1.099

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,800	119,800	0.0	1,288	1,272	-16	-1.2	1.08	1.06
Res Hmstd:Avg Val	179,600	179,600	0.0	2,117	2,093	-23	-1.1	1.18	1.17
Res Hmstd: Hi Val	239,400	239,400	0.0	2,946	2,914	-31	-1.1	1.23	1.22
Res Hmstd: Ex-Hi Val	359,200	359,200	0.0	4,606	4,559	-47	-1.0	1.28	1.27
Apartment	300,000	300,000	0.0	4,780	4,729	-52	-1.1	1.59	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	4,190	4,022	-168	-4.0	2.79	2.68
Comm/Ind: Med Val	300,000	300,000	0.0	9,723	9,329	-394	-4.1	3.24	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,545	34,096	-1,449	-4.1	3.55	3.41

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Hennepin

Medicine Lake

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	46,310	46,310	0	0.0	613	605	-7	-1.2	1.32 1.31
ResNonHm 1 Unit	2,140	2,140	0	0.0	28	28	0	-1.2	1.32 1.30
ResNonHm 2-3Unit	1,142	1,142	0	0.0	18	18	0	-1.3	1.62 1.60
Apartments	1,267	1,267	0	0.0	20	20	0	-1.3	1.62 1.60
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Com/Ind Low Tier	150	150	0	0.0	4	4	0	-2.9	2.78 2.70
Com/Ind Hi Tier	585	585	0	0.0	21	21	-1	-3.0	3.66 3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	158	158	0	0.0	6	6	0	-3.0	3.66 3.55
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00 0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Total	51,752	51,752	0	0.0	711	702	-9	-1.3	1.37 1.36

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	539	539	0	0.0	County	47.21	46.16	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.91	43.04	0.000	0.000	
(-) FD Contrib Tax Cap	3	0	-3	-100	School District	22.10	19.91	1.319	1.385	
(=) Taxable Tax Capacity	536	539	3	0.6	Special District	7.62	7.49	0.000	0.000	
FD Distrib Tax Cap	17	0	-17	-100	Total	118.85	116.60	1.319	1.385	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base Alter
Res Hmstd: Lo Val	266,300	266,300	0.0	3,383	3,341	-42	-1.2	1.27	1.25
Res Hmstd: Avg Val	399,200	399,200	0.0	5,258	5,194	-63	-1.2	1.32	1.30
Res Hmstd: Hi Val	532,200	532,200	0.0	7,122	7,036	-86	-1.2	1.34	1.32
Res Hmstd: Ex-Hi Val	798,500	798,500	0.0	11,430	11,287	-143	-1.3	1.43	1.41
Apartment	300,000	300,000	0.0	4,852	4,788	-64	-1.3	1.62	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	4,170	4,049	-121	-2.9	2.78	2.70
Comm/Ind: Med Val	300,000	300,000	0.0	9,664	9,378	-286	-3.0	3.22	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,301	34,246	-1,055	-3.0	3.53	3.42

County: Hennepin

Medina city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	587,254	587,254	0	0.0	6,120	5,971	-149	-2.4	1.04	1.02
ResNonHm 1 Unit	42,230	42,230	0	0.0	456	447	-10	-2.1	1.08	1.06
ResNonHm 2-3Unit	27,073	27,073	0	0.0	344	333	-11	-3.1	1.27	1.23
Apartments	3,303	3,303	0	0.0	42	41	-1	-3.5	1.29	1.24
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	15,082	15,082	0	0.0	390	347	-43	-11.0	2.59	2.30
Com/Ind Hi Tier	59,596	59,596	0	0.0	2,052	1,846	-206	-10.1	3.44	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,224	7,224	0	0.0	239	211	-29	-12.0	3.31	2.92
AgHmstd: House	12,567	12,567	0	0.0	127	124	-3	-2.2	1.01	0.99
AgHmstd: Land	9,892	9,892	0	0.0	41	40	-1	-3.5	0.42	0.40
Ag NonHmstd	17,441	17,441	0	0.0	160	155	-5	-2.9	0.91	0.89
Total	781,663	781,663	0	0.0	9,972	9,514	-458	-4.6	1.28	1.22

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,009	9,009	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.15	16.39	0.000	0.000
(-) FD Contrib Tax Cap	576	0	-576	-100	School District	19.71	19.18	1.145	1.192
(=) Taxable Tax Capacity	8,433	9,009	576	6.8	Special District	6.18	6.04	0.000	0.000
FD Distrib Tax Cap	156	0	-156	-100	Total	90.25	87.77	1.145	1.192

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	308,900	308,900	0.0	3,047	2,985	-62	-2.0	0.99	0.97
Res Hmstd:Avg Val	463,100	463,100	0.0	4,710	4,617	-93	-2.0	1.02	1.00
Res Hmstd: Hi Val	617,400	617,400	0.0	6,544	6,412	-131	-2.0	1.06	1.04
Res Hmstd: Ex-Hi Val	926,300	926,300	0.0	10,382	10,170	-212	-2.0	1.12	1.10
Apartment	300,000	300,000	0.0	3,728	3,649	-79	-2.1	1.24	1.22
Comm/Ind: Lo Val	150,000	150,000	0.0	3,809	3,371	-438	-11.1	2.54	2.25
Comm/Ind: Med Val	300,000	300,000	0.0	8,830	7,806	-1,023	-11.1	2.94	2.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,261	28,504	-3,757	-11.1	3.23	2.85

County: Hennepin

Minneapolis city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	12,906,977	12,906,977	0	0.0	186,102	190,247	4,144	2.2	1.44 1.47
ResNonHm 1 Unit	1,008,386	1,008,386	0	0.0	16,102	16,426	324	2.0	1.60 1.63
ResNonHm 2-3Unit	775,361	775,361	0	0.0	15,143	15,420	277	1.8	1.95 1.99
Apartments	2,966,789	2,966,789	0	0.0	57,969	59,040	1,071	1.8	1.95 1.99
Seasonal Rec	175	175	0	0.0	3	3	0	0.9	1.73 1.75
Com/Ind Low Tier	584,360	584,360	0	0.0	18,067	18,548	481	2.7	3.09 3.17
Com/Ind Hi Tier	5,417,579	5,417,579	0	0.0	221,297	226,961	5,665	2.6	4.08 4.19
Publ U: Elec Gen	67,002	67,002	0	0.0	2,012	2,082	70	3.5	3.00 3.11
Publ U: Other	271,355	271,355	0	0.0	11,059	11,342	283	2.6	4.08 4.18
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00 0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Ag NonHmstd	658	658	0	0.0	10	10	0	1.1	1.47 1.49
Total	23,998,641	23,998,641	0	0.0	527,763	540,078	12,315	2.3	2.20 2.25

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	310,728	310,728	0	0.0	County	41.84	40.93	0.000	0.000	
(-) TIF Tax Capacity	47,074	48,101	1,027	2.2	City/Town	64.67	66.57	0.142	0.142	
(-) FD Contrib Tax Cap	34,107	0	-34,107	-100	School District	32.34	32.79	0.983	1.140	
(=) Taxable Tax Capacity	229,547	262,628	33,081	14.4	Special District	8.46	8.66	0.000	0.000	
FD Distrib Tax Cap	37,894	0	-37,894	-100	Total	147.32	148.95	1.124	1.282	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base Alter
Res Hmstd: Lo Val	103,000	103,000	0.0	1,354	1,386	33	2.4	1.31	1.35
Res Hmstd:Avg Val	154,400	154,400	0.0	2,215	2,264	49	2.2	1.43	1.47
Res Hmstd: Hi Val	205,900	205,900	0.0	3,078	3,144	66	2.1	1.49	1.53
Res Hmstd: Ex-Hi Val	308,900	308,900	0.0	4,804	4,903	99	2.1	1.56	1.59
Apartment	300,000	300,000	0.0	5,862	5,970	108	1.8	1.95	1.99
Comm/Ind: Lo Val	150,000	150,000	0.0	4,638	4,761	124	2.7	3.09	3.17
Comm/Ind: Med Val	300,000	300,000	0.0	10,765	11,045	280	2.6	3.59	3.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,358	40,371	1,012	2.6	3.94	4.04

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Hennepin

Minnetonka

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Tax Rates	
									Base	Alter
Res Homestead	148,943	148,943	0	0.0	1,998	1,980	-18	-0.9	1.34	1.33
ResNonHm 1 Unit	9,688	9,688	0	0.0	132	131	-1	-0.9	1.36	1.35
ResNonHm 2-3Unit	253	253	0	0.0	4	4	0	-1.0	1.52	1.50
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	792	792	0	0.0	13	13	0	-0.9	1.65	1.63
Com/Ind Low Tier	150	150	0	0.0	4	4	0	-4.5	2.72	2.60
Com/Ind Hi Tier	3,076	3,076	0	0.0	110	105	-5	-4.6	3.59	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	363	363	0	0.0	13	12	-1	-4.6	3.59	3.42
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	163,266	163,266	0	0.0	2,275	2,249	-26	-1.1	1.39	1.38

Tax Base

Tax Rates

	Baseline	Alternative	Chng	Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
						Base	Alter	Base	Alter
Total Tax Capacity	1,827	1,827	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.62	42.36	0.000	0.000
(-) FD Contrib Tax Cap	21	0	-21	-100	School District	14.82	14.77	1.064	1.099
(=) Taxable Tax Capacity	1,807	1,827	21	1.1	Special District	8.40	8.31	0.000	0.000
FD Distrib Tax Cap	13	0	-13	-100	Total	113.04	111.60	1.064	1.099

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Tax Rates	
								Base	Alter
Res Hmstd: Lo Val	470,800	470,800	0.0	5,823	5,772	-51	-0.9	1.24	1.23
Res Hmstd: Avg Val	705,900	705,900	0.0	9,313	9,228	-84	-0.9	1.32	1.31
Res Hmstd: Hi Val	941,000	941,000	0.0	12,885	12,767	-118	-0.9	1.37	1.36
Res Hmstd: Ex-Hi Val	1,411,800	1,411,800	0.0	20,038	19,852	-187	-0.9	1.42	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	4,078	3,893	-184	-4.5	2.72	2.60
Comm/Ind: Med Val	300,000	300,000	0.0	9,462	9,030	-432	-4.6	3.15	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,586	32,999	-1,588	-4.6	3.46	3.30

County: Hennepin

Minnetonka city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	4,217,523	4,217,523	0	0.0	51,182	49,258	-1,923	-3.8	1.21	1.17
ResNonHm 1 Unit	182,528	182,528	0	0.0	2,325	2,238	-87	-3.8	1.27	1.23
ResNonHm 2-3Unit	37,920	37,920	0	0.0	575	550	-25	-4.3	1.52	1.45
Apartments	375,656	375,656	0	0.0	5,680	5,434	-246	-4.3	1.51	1.45
Seasonal Rec	7,605	7,605	0	0.0	120	116	-5	-3.7	1.58	1.52
Com/Ind Low Tier	60,422	60,422	0	0.0	1,678	1,527	-150	-9.0	2.78	2.53
Com/Ind Hi Tier	1,321,240	1,321,240	0	0.0	47,916	43,369	-4,547	-9.5	3.63	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	29,499	29,499	0	0.0	1,075	976	-98	-9.1	3.64	3.31
AgHmstd: House	140	140	0	0.0	1	1	0	-5.4	1.04	0.98
AgHmstd: Land	98	98	0	0.0	0	0	0	-11.8	0.29	0.26
Ag NonHmstd	176	176	0	0.0	2	2	0	-3.3	1.09	1.05
Total	6,232,808	6,232,808	0	0.0	110,554	103,472	-7,082	-6.4	1.77	1.66

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	77,695	77,695	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	3,385	4,014	629	18.6	City/Town	29.81	26.93	0.075	0.075
(-) FD Contrib Tax Cap	10,959	0	-10,959	-100	School District	22.34	20.71	1.703	1.797
(=) Taxable Tax Capacity	63,351	73,680	10,330	16.3	Special District	8.47	8.32	0.000	0.000
FD Distrib Tax Cap	3,093	0	-3,093	-100	Total	107.83	102.12	1.778	1.872

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	171,600	171,600	0.0	1,938	1,856	-82	-4.2	1.13	1.08	
Res Hmstd: Avg Val	257,200	257,200	0.0	3,090	2,967	-123	-4.0	1.20	1.15	
Res Hmstd: Hi Val	342,900	342,900	0.0	4,243	4,080	-164	-3.9	1.24	1.19	
Res Hmstd: Ex-Hi Val	514,400	514,400	0.0	6,500	6,253	-247	-3.8	1.26	1.22	
Apartment	300,000	300,000	0.0	4,577	4,391	-186	-4.1	1.53	1.46	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,169	3,796	-373	-8.9	2.78	2.53	
Comm/Ind: Med Val	300,000	300,000	0.0	9,639	8,764	-875	-9.1	3.21	2.92	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,164	31,946	-3,217	-9.1	3.52	3.19	

County: Hennepin

Minnetrista city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	632,050	632,050	0	0.0	7,123	7,167	44	0.6	1.13	1.13
ResNonHm 1 Unit	54,779	54,779	0	0.0	637	640	4	0.6	1.16	1.17
ResNonHm 2-3Unit	20,694	20,694	0	0.0	283	285	2	0.6	1.37	1.38
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	13,047	13,047	0	0.0	194	194	0	-0.1	1.48	1.48
Com/Ind Low Tier	1,943	1,943	0	0.0	51	48	-3	-5.7	2.61	2.46
Com/Ind Hi Tier	4,381	4,381	0	0.0	151	142	-10	-6.3	3.45	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,015	5,015	0	0.0	173	161	-11	-6.5	3.44	3.22
AgHmstd: House	17,736	17,736	0	0.0	188	190	2	1.1	1.06	1.07
AgHmstd: Land	10,153	10,153	0	0.0	38	39	0	0.9	0.38	0.38
Ag NonHmstd	24,802	24,802	0	0.0	255	256	1	0.2	1.03	1.03
Total	784,599	784,599	0	0.0	9,092	9,121	29	0.3	1.16	1.16

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	8,259	8,259	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.47	30.94	0.000	0.000
(-) FD Contrib Tax Cap	72	0	-72	-100	School District	16.30	17.04	1.018	1.086
(=) Taxable Tax Capacity	8,187	8,259	72	0.9	Special District	6.58	6.48	0.000	0.000
FD Distrib Tax Cap	180	0	-180	-100	Total	100.57	100.63	1.018	1.086

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	276,100	276,100	0.0	2,934	2,954	20	0.7	1.06	1.07
Res Hmstd:Avg Val	413,900	413,900	0.0	4,584	4,615	31	0.7	1.11	1.11
Res Hmstd: Hi Val	551,800	551,800	0.0	6,241	6,282	41	0.7	1.13	1.14
Res Hmstd: Ex-Hi Val	827,800	827,800	0.0	9,992	10,054	62	0.6	1.21	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,905	3,644	-261	-6.7	2.60	2.43
Comm/Ind: Med Val	300,000	300,000	0.0	9,061	8,450	-612	-6.8	3.02	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,124	30,873	-2,250	-6.8	3.31	3.09

County: Hennepin

Mound city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	671,906	671,906	0	0.0	7,533	7,678	145	1.9	1.12	1.14
ResNonHm 1 Unit	67,108	67,108	0	0.0	820	835	15	1.8	1.22	1.24
ResNonHm 2-3Unit	10,868	10,868	0	0.0	162	165	3	1.7	1.49	1.52
Apartments	18,254	18,254	0	0.0	271	276	5	1.7	1.49	1.51
Seasonal Rec	5,121	5,121	0	0.0	78	79	1	0.9	1.53	1.54
Com/Ind Low Tier	9,435	9,435	0	0.0	253	245	-7	-2.8	2.68	2.60
Com/Ind Hi Tier	25,843	25,843	0	0.0	912	886	-26	-2.9	3.53	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,895	3,895	0	0.0	136	132	-4	-2.9	3.50	3.40
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	812,429	812,429	0	0.0	10,166	10,296	130	1.3	1.25	1.27

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	8,582	8,582	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	371	371	0	0.0	City/Town	38.47	40.41	0.000	0.000
(-) FD Contrib Tax Cap	186	0	-186	-100	School District	14.35	14.91	1.146	1.219
(=) Taxable Tax Capacity	8,024	8,210	186	2.3	Special District	9.75	9.72	0.000	0.000
FD Distrib Tax Cap	712	0	-712	-100	Total	109.78	111.21	1.146	1.219

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	138,100	138,100	0.0	1,426	1,456	30	2.1	1.03	1.05
Res Hmstd:Avg Val	207,100	207,100	0.0	2,325	2,370	45	1.9	1.12	1.14
Res Hmstd: Hi Val	276,000	276,000	0.0	3,222	3,282	60	1.8	1.17	1.19
Res Hmstd: Ex-Hi Val	414,100	414,100	0.0	5,021	5,110	89	1.8	1.21	1.23
Apartment	300,000	300,000	0.0	4,461	4,536	75	1.7	1.49	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	4,015	3,903	-113	-2.8	2.68	2.60
Comm/Ind: Med Val	300,000	300,000	0.0	9,311	9,045	-266	-2.9	3.10	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,027	33,043	-984	-2.9	3.40	3.30

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Hennepin

New Hope city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	801,773	801,773	0	0.0	11,313	11,574	261	2.3	1.41	1.44
ResNonHm 1 Unit	22,224	22,224	0	0.0	344	351	7	2.1	1.55	1.58
ResNonHm 2-3Unit	3,679	3,679	0	0.0	70	71	1	1.9	1.89	1.93
Apartments	198,724	198,724	0	0.0	3,763	3,833	70	1.9	1.89	1.93
Seasonal Rec	76	76	0	0.0	1	1	0	0.7	1.60	1.61
Com/Ind Low Tier	27,573	27,573	0	0.0	840	852	12	1.4	3.04	3.09
Com/Ind Hi Tier	247,555	247,555	0	0.0	9,914	10,040	127	1.3	4.00	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,612	6,612	0	0.0	265	268	3	1.3	4.00	4.06
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,308,217	1,308,217	0	0.0	26,509	26,991	482	1.8	2.03	2.06

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	16,264	16,264	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	836	836	0	0.0	City/Town	49.14	50.33	0.000	0.000
(-) FD Contrib Tax Cap	1,951	0	-1,951	-100	School District	34.26	35.30	1.658	1.878
(=) Taxable Tax Capacity	13,477	15,428	1,951	14.5	Special District	7.62	7.49	0.000	0.000
FD Distrib Tax Cap	2,420	0	-2,420	-100	Total	138.23	139.29	1.658	1.878

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	110,200	110,200	0.0	1,433	1,469	36	2.5	1.30	1.33
Res Hmstd:Avg Val	165,200	165,200	0.0	2,334	2,388	54	2.3	1.41	1.45
Res Hmstd: Hi Val	220,200	220,200	0.0	3,235	3,306	72	2.2	1.47	1.50
Res Hmstd: Ex-Hi Val	330,400	330,400	0.0	5,040	5,148	108	2.1	1.53	1.56
Apartment	300,000	300,000	0.0	5,681	5,787	106	1.9	1.89	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,567	4,633	66	1.4	3.04	3.09
Comm/Ind: Med Val	300,000	300,000	0.0	10,574	10,717	142	1.3	3.52	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,607	39,107	500	1.3	3.86	3.91

County: Hennepin

Orono city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,363,522	1,363,522	0	0.0	14,245	14,141	-104	-0.7	1.04	1.04
ResNonHm 1 Unit	164,515	164,515	0	0.0	1,766	1,753	-12	-0.7	1.07	1.07
ResNonHm 2-3Unit	36,186	36,186	0	0.0	438	434	-4	-0.9	1.21	1.20
Apartments	5,495	5,495	0	0.0	66	66	-1	-0.9	1.21	1.20
Seasonal Rec	18,912	18,912	0	0.0	259	257	-2	-0.6	1.37	1.36
Com/Ind Low Tier	7,265	7,265	0	0.0	179	162	-16	-9.1	2.46	2.23
Com/Ind Hi Tier	36,894	36,894	0	0.0	1,198	1,088	-110	-9.2	3.25	2.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,196	6,196	0	0.0	200	182	-18	-9.1	3.23	2.94
AgHmstd: House	2,389	2,389	0	0.0	25	25	0	-0.9	1.07	1.06
AgHmstd: Land	3,370	3,370	0	0.0	23	22	0	-1.5	0.67	0.66
Ag NonHmstd	2,539	2,539	0	0.0	22	22	0	-1.3	0.88	0.87
Total	1,647,283	1,647,283	0	0.0	18,422	18,153	-268	-1.5	1.12	1.10

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	18,263	18,263	0	0.0	County	47.21	46.16	0.000	0.000	
(-) TIF Tax Capacity	61	61	0	0.0	City/Town	17.60	17.57	0.000	0.000	
(-) FD Contrib Tax Cap	279	0	-279	-100	School District	15.13	15.15	1.105	1.154	
(=) Taxable Tax Capacity	17,924	18,203	279	1.6	Special District	8.40	8.31	0.000	0.000	
FD Distrib Tax Cap	220	0	-220	-100	Total	88.34	87.19	1.105	1.154	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	346,700	346,700	0.0	3,386	3,362	-23	-0.7	0.98	0.97
Res Hmstd: Avg Val	519,800	519,800	0.0	5,210	5,175	-35	-0.7	1.00	1.00
Res Hmstd: Hi Val	692,900	692,900	0.0	7,313	7,261	-52	-0.7	1.06	1.05
Res Hmstd: Ex-Hi Val	1,039,700	1,039,700	0.0	11,526	11,441	-85	-0.7	1.11	1.10
Apartment	300,000	300,000	0.0	3,644	3,616	-29	-0.8	1.21	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,687	3,352	-334	-9.1	2.46	2.23
Comm/Ind: Med Val	300,000	300,000	0.0	8,547	7,764	-783	-9.2	2.85	2.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,228	28,353	-2,875	-9.2	3.12	2.84

County: Hennepin

Osseo city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	86,443	86,443	0	0.0	1,049	1,067	18	1.8	1.21	1.23
ResNonHm 1 Unit	2,493	2,493	0	0.0	34	35	1	1.5	1.38	1.40
ResNonHm 2-3Unit	3,644	3,644	0	0.0	62	63	1	1.1	1.70	1.72
Apartments	27,636	27,636	0	0.0	466	471	5	1.1	1.69	1.71
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	14,049	14,049	0	0.0	405	396	-9	-2.3	2.89	2.82
Com/Ind Hi Tier	39,737	39,737	0	0.0	1,507	1,467	-40	-2.6	3.79	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,814	1,814	0	0.0	68	67	-2	-2.6	3.77	3.67
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	175,815	175,815	0	0.0	3,592	3,566	-26	-0.7	2.04	2.03

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,321	2,321	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	358	358	0	0.0	City/Town	42.82	42.39	0.000	0.000
(-) FD Contrib Tax Cap	373	0	-373	-100	School District	23.69	24.49	1.694	1.986
(=) Taxable Tax Capacity	1,589	1,963	373	23.5	Special District	7.62	7.49	0.000	0.000
FD Distrib Tax Cap	244	0	-244	-100	Total	121.34	120.54	1.694	1.986

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,200	98,200	0.0	1,074	1,095	21	1.9	1.09	1.11
Res Hmstd:Avg Val	147,300	147,300	0.0	1,797	1,828	31	1.7	1.22	1.24
Res Hmstd: Hi Val	196,300	196,300	0.0	2,519	2,560	42	1.7	1.28	1.30
Res Hmstd: Ex-Hi Val	294,500	294,500	0.0	3,965	4,028	63	1.6	1.35	1.37
Apartment	300,000	300,000	0.0	5,058	5,116	58	1.1	1.69	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	4,329	4,228	-101	-2.3	2.89	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	10,016	9,765	-251	-2.5	3.34	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,556	35,607	-949	-2.6	3.66	3.56

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Hennepin

Plymouth city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	4,958,492	4,958,492	0	0.0	56,340	54,995	-1,345	-2.4	1.14 1.11
ResNonHm 1 Unit	176,393	176,393	0	0.0	2,111	2,061	-50	-2.4	1.20 1.17
ResNonHm 2-3Unit	40,426	40,426	0	0.0	581	565	-15	-2.7	1.44 1.40
Apartments	472,063	472,063	0	0.0	6,941	6,785	-156	-2.2	1.47 1.44
Seasonal Rec	5,295	5,295	0	0.0	75	73	-2	-2.3	1.42 1.39
Com/Ind Low Tier	71,630	71,630	0	0.0	1,942	1,755	-187	-9.6	2.71 2.45
Com/Ind Hi Tier	1,363,558	1,363,558	0	0.0	48,626	43,887	-4,738	-9.7	3.57 3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	55,013	55,013	0	0.0	1,958	1,769	-189	-9.6	3.56 3.22
AgHmstd: House	3,679	3,679	0	0.0	39	38	-2	-3.9	1.07 1.03
AgHmstd: Land	1,697	1,697	0	0.0	6	6	0	-6.4	0.38 0.36
Ag NonHmstd	13,035	13,035	0	0.0	132	126	-6	-4.9	1.01 0.96
Total	7,161,281	7,161,281	0	0.0	118,752	112,061	-6,691	-5.6	1.66 1.56

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	87,597	87,597	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	538	705	167	31.0	City/Town	23.13	21.34	0.095	0.095
(-) FD Contrib Tax Cap	11,682	0	-11,682	-100	School District	24.99	23.72	1.452	1.583
(=) Taxable Tax Capacity	75,376	86,892	11,516	15.3	Special District	8.58	8.40	0.000	0.000
FD Distrib Tax Cap	4,717	0	-4,717	-100	Total	103.92	99.62	1.547	1.678

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	165,100	165,100	0.0	1,747	1,698	-49	-2.8	1.06	1.03
Res Hmstd: Avg Val	247,600	247,600	0.0	2,806	2,732	-74	-2.6	1.13	1.10
Res Hmstd: Hi Val	330,000	330,000	0.0	3,864	3,766	-99	-2.6	1.17	1.14
Res Hmstd: Ex-Hi Val	495,200	495,200	0.0	5,912	5,764	-148	-2.5	1.19	1.16
Apartment	300,000	300,000	0.0	4,361	4,239	-122	-2.8	1.45	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	4,084	3,710	-374	-9.1	2.72	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	9,452	8,574	-878	-9.3	3.15	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,502	31,270	-3,233	-9.4	3.45	3.13

County: Hennepin

Richfield city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,590,474	1,590,474	0	0.0	17,834	18,030	196	1.1	1.12	1.13
ResNonHm 1 Unit	47,202	47,202	0	0.0	601	607	6	1.0	1.27	1.29
ResNonHm 2-3Unit	15,367	15,367	0	0.0	240	242	2	0.7	1.56	1.57
Apartments	252,561	252,561	0	0.0	3,943	3,970	27	0.7	1.56	1.57
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	34,246	34,246	0	0.0	941	914	-27	-2.8	2.75	2.67
Com/Ind Hi Tier	361,865	361,865	0	0.0	13,107	12,709	-398	-3.0	3.62	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,304	9,304	0	0.0	336	326	-10	-3.0	3.61	3.50
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,311,018	2,311,018	0	0.0	37,001	36,798	-204	-0.6	1.60	1.59

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	27,646	27,646	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	3,673	4,333	660	18.0	City/Town	40.65	41.23	0.000	0.000
(-) FD Contrib Tax Cap	2,095	0	-2,095	-100	School District	17.93	17.83	1.228	1.411
(=) Taxable Tax Capacity	21,878	23,313	1,436	6.6	Special District	9.28	9.25	0.000	0.000
FD Distrib Tax Cap	3,585	0	-3,585	-100	Total	115.07	114.47	1.228	1.411

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	103,700	103,700	0.0	1,042	1,054	13	1.2	1.00	1.02
Res Hmstd: Avg Val	155,400	155,400	0.0	1,746	1,766	19	1.1	1.12	1.14
Res Hmstd: Hi Val	207,200	207,200	0.0	2,453	2,478	26	1.0	1.18	1.20
Res Hmstd: Ex-Hi Val	310,900	310,900	0.0	3,867	3,905	38	1.0	1.24	1.26
Apartment	300,000	300,000	0.0	4,683	4,716	33	0.7	1.56	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,122	4,005	-117	-2.8	2.75	2.67
Comm/Ind: Med Val	300,000	300,000	0.0	9,556	9,274	-282	-2.9	3.19	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,915	33,863	-1,052	-3.0	3.49	3.39

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Hennepin

Robbinsdale city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	595,883	595,883	0	0.0	7,745	8,048	303	3.9	1.30 1.35
ResNonHm 1 Unit	20,972	20,972	0	0.0	313	323	11	3.4	1.49 1.54
ResNonHm 2-3Unit	17,624	17,624	0	0.0	320	331	10	3.2	1.82 1.88
Apartments	62,567	62,567	0	0.0	1,136	1,172	36	3.2	1.81 1.87
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Com/Ind Low Tier	12,467	12,467	0	0.0	370	376	6	1.7	2.97 3.02
Com/Ind Hi Tier	46,590	46,590	0	0.0	1,813	1,841	27	1.5	3.89 3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	6,587	6,587	0	0.0	255	259	4	1.5	3.87 3.93
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00 0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Total	762,690	762,690	0	0.0	11,951	12,350	398	3.3	1.57 1.62

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	8,416	8,416	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	1,110	1,110	0	0.0	City/Town	39.53	42.30	0.259	0.259
(-) FD Contrib Tax Cap	182	0	-182	-100	School District	34.26	35.30	1.658	1.878
(=) Taxable Tax Capacity	7,125	7,307	182	2.6	Special District	8.86	8.99	0.000	0.000
FD Distrib Tax Cap	1,579	0	-1,579	-100	Total	129.87	132.76	1.917	2.137

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base Alter
Res Hmstd: Lo Val	89,700	89,700	0.0	1,045	1,091	46	4.4	1.17	1.22
Res Hmstd:Avg Val	134,500	134,500	0.0	1,753	1,822	69	3.9	1.30	1.35
Res Hmstd: Hi Val	179,300	179,300	0.0	2,461	2,552	91	3.7	1.37	1.42
Res Hmstd: Ex-Hi Val	269,000	269,000	0.0	3,879	4,016	137	3.5	1.44	1.49
Apartment	300,000	300,000	0.0	5,445	5,620	175	3.2	1.81	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,451	4,525	74	1.7	2.97	3.02
Comm/Ind: Med Val	300,000	300,000	0.0	10,289	10,452	163	1.6	3.43	3.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,535	38,109	574	1.5	3.75	3.81

County: Hennepin

Rockford city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	9,833	9,833	0	0.0	134	133	-1	-0.8	1.36	1.35
ResNonHm 1 Unit	576	576	0	0.0	9	9	0	-0.7	1.51	1.50
ResNonHm 2-3Unit	1,538	1,538	0	0.0	29	29	0	-0.7	1.88	1.86
Apartments	3,232	3,232	0	0.0	61	60	0	-0.7	1.88	1.86
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,050	1,050	0	0.0	32	32	0	1.5	3.00	3.05
Com/Ind Hi Tier	4,151	4,151	0	0.0	166	168	2	1.5	4.00	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	309	309	0	0.0	12	13	0	1.5	4.00	4.06
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	10	10	0	0.0	0	0	0	-0.7	0.87	0.86
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	20,699	20,699	0	0.0	442	443	1	0.3	2.13	2.14

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	269	269	0	0.0	County	46.98	45.96	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.98	52.34	0.000	0.000
(-) FD Contrib Tax Cap	37	0	-37	-100	School District	44.12	43.74	0.168	0.175
(=) Taxable Tax Capacity	232	269	37	15.8	Special District	5.89	5.75	0.000	0.000
FD Distrib Tax Cap	20	0	-20	-100	Total	148.96	147.80	0.168	0.175

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,800	105,800	0.0	1,317	1,305	-12	-0.9	1.24	1.23
Res Hmstd:Avg Val	158,600	158,600	0.0	2,160	2,142	-17	-0.8	1.36	1.35
Res Hmstd: Hi Val	211,400	211,400	0.0	3,002	2,979	-23	-0.8	1.42	1.41
Res Hmstd: Ex-Hi Val	317,200	317,200	0.0	4,691	4,657	-35	-0.7	1.48	1.47
Apartment	300,000	300,000	0.0	5,636	5,595	-42	-0.7	1.88	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,501	4,569	68	1.5	3.00	3.05
Comm/Ind: Med Val	300,000	300,000	0.0	10,495	10,652	158	1.5	3.50	3.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,463	39,041	578	1.5	3.85	3.90

County: Hennepin

Rogers city

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	419,972	419,972	0	0.0	5,673	5,357	-316	-5.6	1.35	1.28
ResNonHm 1 Unit	13,640	13,640	0	0.0	196	186	-10	-5.2	1.44	1.36
ResNonHm 2-3Unit	2,773	2,773	0	0.0	49	46	-3	-5.4	1.76	1.66
Apartments	20,312	20,312	0	0.0	357	338	-19	-5.4	1.76	1.66
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	21,988	21,988	0	0.0	646	611	-36	-5.5	2.94	2.78
Com/Ind Hi Tier	177,602	177,602	0	0.0	6,870	6,483	-387	-5.6	3.87	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,972	6,972	0	0.0	269	254	-15	-5.6	3.86	3.64
AgHmstd: House	624	624	0	0.0	8	7	0	-6.1	1.23	1.15
AgHmstd: Land	255	255	0	0.0	1	1	0	-10.6	0.41	0.36
Ag NonHmstd	1,752	1,752	0	0.0	23	21	-1	-6.1	1.28	1.21
Total	665,890	665,890	0	0.0	14,091	13,304	-788	-5.6	2.12	2.00

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	8,670	8,670	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	2,221	2,471	250	11.2	City/Town	42.08	35.83	0.000	0.000
(-) FD Contrib Tax Cap	1,496	0	-1,496	-100	School District	33.32	32.88	1.522	1.557
(=) Taxable Tax Capacity	4,953	6,199	1,246	25.2	Special District	5.89	5.75	0.000	0.000
FD Distrib Tax Cap	326	0	-326	-100	Total	128.50	120.63	1.522	1.557

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	140,300	140,300	0.0	1,770	1,665	-105	-6.0	1.26	1.19	
Res Hmstd: Avg Val	210,400	210,400	0.0	2,841	2,683	-158	-5.6	1.35	1.27	
Res Hmstd: Hi Val	280,500	280,500	0.0	3,911	3,700	-211	-5.4	1.39	1.32	
Res Hmstd: Ex-Hi Val	420,800	420,800	0.0	6,048	5,731	-316	-5.2	1.44	1.36	
Apartment	300,000	300,000	0.0	5,275	4,991	-285	-5.4	1.76	1.66	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,409	4,165	-244	-5.5	2.94	2.78	
Comm/Ind: Med Val	300,000	300,000	0.0	10,212	9,641	-571	-5.6	3.40	3.21	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,290	35,194	-2,096	-5.6	3.73	3.52	

County: Hennepin

Shorewood city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	936,978	936,978	0	0.0	12,447	12,528	81	0.7	1.33	1.34
ResNonHm 1 Unit	51,543	51,543	0	0.0	720	725	4	0.6	1.40	1.41
ResNonHm 2-3Unit	11,392	11,392	0	0.0	180	181	1	0.5	1.58	1.59
Apartments	1,536	1,536	0	0.0	25	25	0	0.5	1.60	1.61
Seasonal Rec	5,545	5,545	0	0.0	86	86	0	-0.1	1.55	1.55
Com/Ind Low Tier	5,154	5,154	0	0.0	146	139	-7	-4.9	2.83	2.69
Com/Ind Hi Tier	20,321	20,321	0	0.0	751	713	-38	-5.1	3.69	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,568	4,568	0	0.0	167	159	-9	-5.1	3.66	3.48
AgHmstd: House	182	182	0	0.0	2	2	0	0.7	1.21	1.22
AgHmstd: Land	22	22	0	0.0	0	0	0	-0.4	0.30	0.30
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,037,240	1,037,240	0	0.0	14,524	14,557	33	0.2	1.40	1.40

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	11,055	11,055	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.42	30.94	0.000	0.000
(-) FD Contrib Tax Cap	200	0	-200	-100	School District	22.81	23.24	2.298	2.406
(=) Taxable Tax Capacity	10,855	11,055	200	1.8	Special District	8.39	8.29	0.000	0.000
FD Distrib Tax Cap	370	0	-370	-100	Total	108.83	108.63	2.298	2.406

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	249,800	249,800	0.0	3,145	3,167	22	0.7	1.26	1.27
Res Hmstd: Avg Val	374,500	374,500	0.0	4,901	4,934	33	0.7	1.31	1.32
Res Hmstd: Hi Val	499,200	499,200	0.0	6,580	6,624	44	0.7	1.32	1.33
Res Hmstd: Ex-Hi Val	749,000	749,000	0.0	10,550	10,615	65	0.6	1.41	1.42
Apartment	300,000	300,000	0.0	4,770	4,795	25	0.5	1.59	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	4,232	4,023	-210	-5.0	2.82	2.68
Comm/Ind: Med Val	300,000	300,000	0.0	9,761	9,266	-495	-5.1	3.25	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,560	33,733	-1,827	-5.1	3.56	3.37

County: Hennepin

Spring Park city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter	
Res Homestead	61,929	61,929	0	0.0	729	730	1	0.1	1.18	1.18
ResNonHm 1 Unit	8,433	8,433	0	0.0	105	105	0	0.1	1.24	1.24
ResNonHm 2-3Unit	10,324	10,324	0	0.0	157	157	0	0.0	1.52	1.52
Apartments	30,283	30,283	0	0.0	461	461	0	0.0	1.52	1.52
Seasonal Rec	916	916	0	0.0	14	14	0	-0.4	1.58	1.57
Com/Ind Low Tier	5,440	5,440	0	0.0	148	142	-6	-4.1	2.72	2.61
Com/Ind Hi Tier	19,129	19,129	0	0.0	688	659	-29	-4.2	3.59	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	655	655	0	0.0	24	23	-1	-4.2	3.59	3.44
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	137,109	137,109	0	0.0	2,325	2,290	-35	-1.5	1.70	1.67

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	1,701	1,701	0	0.0	County	47.21	46.16	0.000	0.000	
(-) TIF Tax Capacity	91	91	0	0.0	City/Town	42.56	42.54	0.000	0.000	
(-) FD Contrib Tax Cap	143	0	-143	-100	School District	14.35	14.91	1.146	1.219	
(=) Taxable Tax Capacity	1,467	1,610	143	9.8	Special District	8.40	8.31	0.000	0.000	
FD Distrib Tax Cap	148	0	-148	-100	Total	112.52	111.93	1.146	1.219	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	163,300	163,300	0.0	1,799	1,801	2	0.1	1.10	1.10
Res Hmstd:Avg Val	244,800	244,800	0.0	2,883	2,886	3	0.1	1.18	1.18
Res Hmstd: Hi Val	326,300	326,300	0.0	3,967	3,971	4	0.1	1.22	1.22
Res Hmstd: Ex-Hi Val	489,600	489,600	0.0	6,070	6,077	6	0.1	1.24	1.24
Apartment	300,000	300,000	0.0	4,563	4,563	-1	0.0	1.52	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	4,087	3,919	-168	-4.1	2.72	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	9,479	9,083	-397	-4.2	3.16	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,642	33,181	-1,461	-4.2	3.46	3.32

County: Hennepin

St. Anthony city

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	401,971	401,971	0	0.0	5,536	5,746	210	3.8	1.38	1.43
ResNonHm 1 Unit	10,552	10,552	0	0.0	159	165	6	3.8	1.51	1.57
ResNonHm 2-3Unit	5,001	5,001	0	0.0	92	95	3	3.3	1.83	1.89
Apartments	70,213	70,213	0	0.0	1,294	1,354	60	4.6	1.84	1.93
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	11,894	11,894	0	0.0	357	363	6	1.7	3.00	3.05
Com/Ind Hi Tier	59,409	59,409	0	0.0	2,337	2,378	41	1.7	3.93	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,395	4,395	0	0.0	173	176	3	1.6	3.93	4.00
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	563,435	563,435	0	0.0	9,947	10,276	329	3.3	1.77	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,519	6,519	0	0.0	County	48.88	48.89	0.000	0.000
(-) TIF Tax Capacity	321	321	0	0.0	City/Town	53.09	55.30	0.000	0.000
(-) FD Contrib Tax Cap	394	0	-394	-100	School District	17.88	18.81	2.145	2.408
(=) Taxable Tax Capacity	5,805	6,198	394	6.8	Special District	9.56	9.52	0.000	0.000
FD Distrib Tax Cap	749	0	-749	-100	Total	129.42	132.52	2.145	2.408

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	114,900	114,900	0.0	1,464	1,530	66	4.5	1.27	1.33
Res Hmstd:Avg Val	172,300	172,300	0.0	2,382	2,481	99	4.2	1.38	1.44
Res Hmstd: Hi Val	229,700	229,700	0.0	3,300	3,431	132	4.0	1.44	1.49
Res Hmstd: Ex-Hi Val	344,600	344,600	0.0	5,136	5,334	198	3.9	1.49	1.55
Apartment	300,000	300,000	0.0	5,496	5,692	195	3.6	1.83	1.90
Comm/Ind: Lo Val	150,000	150,000	0.0	4,498	4,560	62	1.4	3.00	3.04
Comm/Ind: Med Val	300,000	300,000	0.0	10,388	10,520	133	1.3	3.46	3.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,874	38,334	460	1.2	3.79	3.83

County: Hennepin

St. Bonifacius

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	144,640	144,640	0	0.0	1,614	1,644	29	1.8	1.12 1.14
ResNonHm 1 Unit	3,616	3,616	0	0.0	44	45	1	1.7	1.22 1.24
ResNonHm 2-3Unit	2,218	2,218	0	0.0	34	34	1	1.6	1.51 1.54
Apartments	3,724	3,724	0	0.0	56	57	1	1.6	1.51 1.54
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Com/Ind Low Tier	5,972	5,972	0	0.0	162	158	-4	-2.5	2.72 2.65
Com/Ind Hi Tier	8,603	8,603	0	0.0	311	303	-8	-2.5	3.61 3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	1,010	1,010	0	0.0	36	36	-1	-2.5	3.61 3.52
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00 0.00
AgHmstd: Land	42	42	0	0.0	0	0	0	1.3	0.70 0.71
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Total	169,826	169,826	0	0.0	2,258	2,276	19	0.8	1.33 1.34

Tax Base

Tax Rates

	Tax Capacity				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,839	1,839	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.55	42.18	0.000	0.000
(-) FD Contrib Tax Cap	95	0	-95	-100	School District	23.73	24.88	0.360	0.400
(=) Taxable Tax Capacity	1,743	1,839	95	5.5	Special District	6.66	6.57	0.000	0.000
FD Distrib Tax Cap	216	0	-216	-100	Total	118.16	119.79	0.360	0.400

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	125,100	125,100	0.0	1,263	1,289	25	2.0	1.01	1.03
Res Hmstd:Avg Val	187,600	187,600	0.0	2,081	2,119	38	1.8	1.11	1.13
Res Hmstd: Hi Val	250,100	250,100	0.0	2,898	2,949	51	1.7	1.16	1.18
Res Hmstd: Ex-Hi Val	375,200	375,200	0.0	4,534	4,610	76	1.7	1.21	1.23
Apartment	300,000	300,000	0.0	4,539	4,612	73	1.6	1.51	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	4,074	3,973	-101	-2.5	2.72	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	9,488	9,250	-238	-2.5	3.16	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,753	33,876	-878	-2.5	3.48	3.39

County: Hennepin

St. Louis Park

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	2,339,461	2,339,461	0	0.0	29,539	29,223	-316	-1.1	1.26	1.25
ResNonHm 1 Unit	96,738	96,738	0	0.0	1,341	1,327	-14	-1.0	1.39	1.37
ResNonHm 2-3Unit	21,195	21,195	0	0.0	360	356	-4	-1.2	1.70	1.68
Apartments	455,386	455,386	0	0.0	7,686	7,585	-102	-1.3	1.69	1.67
Seasonal Rec	311	311	0	0.0	5	5	0	-1.8	1.68	1.65
Com/Ind Low Tier	71,909	71,909	0	0.0	2,066	1,997	-69	-3.4	2.87	2.78
Com/Ind Hi Tier	781,238	781,238	0	0.0	29,426	28,327	-1,099	-3.7	3.77	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	27,290	27,290	0	0.0	1,026	989	-37	-3.6	3.76	3.62
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,793,527	3,793,527	0	0.0	71,450	69,808	-1,641	-2.3	1.88	1.84

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	47,571	47,571	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	4,314	4,343	29	0.7	City/Town	39.19	37.76	0.000	0.000
(-) FD Contrib Tax Cap	4,945	0	-4,945	-100	School District	25.20	24.63	1.732	1.904
(=) Taxable Tax Capacity	38,311	43,228	4,917	12.8	Special District	9.61	9.46	0.000	0.000
FD Distrib Tax Cap	3,596	0	-3,596	-100	Total	121.21	118.02	1.732	1.904

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	116,400	116,400	0.0	1,345	1,328	-17	-1.3	1.16	1.14
Res Hmstd: Avg Val	174,500	174,500	0.0	2,202	2,176	-25	-1.2	1.26	1.25
Res Hmstd: Hi Val	232,600	232,600	0.0	3,059	3,025	-34	-1.1	1.32	1.30
Res Hmstd: Ex-Hi Val	348,900	348,900	0.0	4,775	4,724	-51	-1.1	1.37	1.35
Apartment	300,000	300,000	0.0	5,065	4,997	-68	-1.3	1.69	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	4,307	4,159	-148	-3.4	2.87	2.77
Comm/Ind: Med Val	300,000	300,000	0.0	9,963	9,608	-355	-3.6	3.32	3.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,358	35,039	-1,318	-3.6	3.64	3.50

County: Hennepin

Tonka Bay city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	259,094	259,094	0	0.0	3,344	3,350	6	0.2	1.29	1.29
ResNonHm 1 Unit	35,474	35,474	0	0.0	481	481	1	0.2	1.35	1.36
ResNonHm 2-3Unit	5,232	5,232	0	0.0	79	79	0	0.1	1.50	1.50
Apartments	425	425	0	0.0	6	6	0	0.1	1.50	1.50
Seasonal Rec	2,689	2,689	0	0.0	44	43	0	-0.5	1.62	1.61
Com/Ind Low Tier	1,387	1,387	0	0.0	38	36	-2	-5.5	2.72	2.57
Com/Ind Hi Tier	7,286	7,286	0	0.0	258	243	-15	-5.7	3.54	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	907	907	0	0.0	32	30	-2	-5.7	3.54	3.34
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	312,494	312,494	0	0.0	4,281	4,269	-12	-0.3	1.37	1.37

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	3,431	3,431	0	0.0	County	47.21	46.16	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.72	22.64	0.000	0.000	
(-) FD Contrib Tax Cap	51	0	-51	-100	School District	23.16	23.57	2.343	2.452	
(=) Taxable Tax Capacity	3,379	3,431	51	1.5	Special District	8.40	8.31	0.000	0.000	
FD Distrib Tax Cap	48	0	-48	-100	Total	101.48	100.68	2.343	2.452	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	299,000	299,000	0.0	3,631	3,640	9	0.2	1.21	1.22
Res Hmstd: Avg Val	448,300	448,300	0.0	5,600	5,613	13	0.2	1.25	1.25
Res Hmstd: Hi Val	597,500	597,500	0.0	7,711	7,727	16	0.2	1.29	1.29
Res Hmstd: Ex-Hi Val	896,500	896,500	0.0	12,204	12,223	19	0.2	1.36	1.36
Apartment	300,000	300,000	0.0	4,508	4,511	3	0.1	1.50	1.50
Comm/Ind: Lo Val	150,000	150,000	0.0	4,075	3,851	-224	-5.5	2.72	2.57
Comm/Ind: Med Val	300,000	300,000	0.0	9,391	8,862	-529	-5.6	3.13	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,199	32,250	-1,950	-5.7	3.42	3.22

County: Hennepin

Wayzata city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter	
Res Homestead	551,269	551,269	0	0.0	6,948	6,608	-341	-4.9	1.26	1.20
ResNonHm 1 Unit	109,314	109,314	0	0.0	1,420	1,351	-69	-4.8	1.30	1.24
ResNonHm 2-3Unit	14,542	14,542	0	0.0	213	203	-11	-5.0	1.47	1.39
Apartments	36,856	36,856	0	0.0	535	508	-27	-5.0	1.45	1.38
Seasonal Rec	9,510	9,510	0	0.0	174	167	-7	-4.0	1.83	1.76
Com/Ind Low Tier	14,397	14,397	0	0.0	386	350	-36	-9.4	2.68	2.43
Com/Ind Hi Tier	193,390	193,390	0	0.0	6,816	6,164	-653	-9.6	3.52	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,497	7,497	0	0.0	262	237	-25	-9.6	3.50	3.16
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	936,776	936,776	0	0.0	16,755	15,588	-1,168	-7.0	1.79	1.66

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	12,208	12,208	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	1,574	1,574	0	0.0	City/Town	25.53	22.57	0.285	0.285
(-) FD Contrib Tax Cap	1,364	0	-1,364	-100	School District	22.05	19.87	1.317	1.384
(=) Taxable Tax Capacity	9,270	10,634	1,364	14.7	Special District	8.40	8.31	0.000	0.000
FD Distrib Tax Cap	120	0	-120	-100	Total	103.19	96.91	1.603	1.669

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	323,100	323,100	0.0	3,770	3,589	-181	-4.8	1.17	1.11
Res Hmstd: Avg Val	484,400	484,400	0.0	5,775	5,503	-272	-4.7	1.19	1.14
Res Hmstd: Hi Val	645,700	645,700	0.0	8,073	7,688	-385	-4.8	1.25	1.19
Res Hmstd: Ex-Hi Val	968,800	968,800	0.0	12,759	12,142	-617	-4.8	1.32	1.25
Apartment	300,000	300,000	0.0	4,350	4,135	-215	-5.0	1.45	1.38
Comm/Ind: Lo Val	150,000	150,000	0.0	4,026	3,648	-377	-9.4	2.68	2.43
Comm/Ind: Med Val	300,000	300,000	0.0	9,313	8,429	-884	-9.5	3.10	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,987	30,741	-3,246	-9.6	3.40	3.07

County: Hennepin

Woodland city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	150,598	150,598	0	0.0	1,866	1,870	4	0.2	1.24	1.24
ResNonHm 1 Unit	25,549	25,549	0	0.0	321	322	1	0.2	1.26	1.26
ResNonHm 2-3Unit	211	211	0	0.0	3	3	0	0.1	1.34	1.34
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	509	509	0	0.0	7	6	0	-0.6	1.28	1.27
Com/Ind Low Tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi Tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	258	258	0	0.0	8	8	0	-0.1	3.09	3.08
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	177,125	177,125	0	0.0	2,205	2,209	5	0.2	1.24	1.25

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,028	2,028	0	0.0	County	47.21	46.16	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.81	9.81	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.16	23.57	2.343	2.452
(=) Taxable Tax Capacity	2,028	2,028	0	0.0	Special District	8.40	8.31	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	88.57	87.85	2.343	2.452

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	631,800	631,800	631,800	0.0	7,368	7,389	21	0.3	1.17	1.17
Res Hmstd:Avg Val	947,200	947,200	947,200	0.0	11,599	11,626	27	0.2	1.22	1.23
Res Hmstd: Hi Val	1,262,600	1,262,600	1,262,600	0.0	15,830	15,863	33	0.2	1.25	1.26
Res Hmstd: Ex-Hi Val	1,894,300	1,894,300	1,894,300	0.0	24,303	24,349	45	0.2	1.28	1.29

County: Ramsey

Arden Hills city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	534,814	534,814	0	0.0	6,074	6,044	-30	-0.5	1.14	1.13
ResNonHm 1 Unit	17,695	17,695	0	0.0	214	213	-1	-0.4	1.21	1.21
ResNonHm 2-3Unit	7,848	7,848	0	0.0	117	116	-1	-0.6	1.49	1.48
Apartments	11,843	11,843	0	0.0	175	173	-1	-0.7	1.48	1.46
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	11,438	11,438	0	0.0	311	290	-21	-6.9	2.72	2.54
Com/Ind Hi Tier	280,922	280,922	0	0.0	10,053	9,339	-714	-7.1	3.58	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,611	10,611	0	0.0	378	351	-27	-7.1	3.57	3.31
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	875,171	875,171	0	0.0	17,323	16,527	-796	-4.6	1.98	1.89

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	11,785	11,785	0	0.0	County	53.23	55.50	0.000	0.000
(-) TIF Tax Capacity	466	466	0	0.0	City/Town	23.51	20.61	0.000	0.000
(-) FD Contrib Tax Cap	2,181	0	-2,181	-100	School District	22.87	21.57	1.575	1.696
(=) Taxable Tax Capacity	9,138	11,319	2,181	23.9	Special District	5.70	5.86	0.000	0.000
FD Distrib Tax Cap	772	0	-772	-100	Total	105.31	103.55	1.575	1.696

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	152,300	152,300	0.0	1,608	1,600	-8	-0.5	1.06	1.05
Res Hmstd: Avg Val	228,400	228,400	0.0	2,598	2,586	-13	-0.5	1.14	1.13
Res Hmstd: Hi Val	304,400	304,400	0.0	3,587	3,570	-17	-0.5	1.18	1.17
Res Hmstd: Ex-Hi Val	456,700	456,700	0.0	5,529	5,503	-25	-0.5	1.21	1.21
Apartment	300,000	300,000	0.0	4,422	4,392	-30	-0.7	1.47	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	4,083	3,802	-281	-6.9	2.72	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	9,449	8,786	-663	-7.0	3.15	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,487	32,045	-2,442	-7.1	3.45	3.20

County: Ramsey

Falcon Heights

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	249,313	249,313	0	0.0	2,687	2,780	93	3.5	1.08	1.12
ResNonHm 1 Unit	5,808	5,808	0	0.0	68	70	2	3.2	1.17	1.21
ResNonHm 2-3Unit	1,226	1,226	0	0.0	17	18	1	2.9	1.42	1.46
Apartments	22,272	22,272	0	0.0	316	325	9	2.9	1.42	1.46
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	2,757	2,757	0	0.0	72	70	-3	-4.1	2.63	2.52
Com/Ind Hi Tier	15,386	15,386	0	0.0	529	506	-23	-4.3	3.44	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,303	2,303	0	0.0	79	76	-3	-4.3	3.44	3.29
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	143	143	0	0.0	1	1	0	1.8	0.98	0.99
Total	299,209	299,209	0	0.0	3,771	3,846	76	2.0	1.26	1.29

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	3,240	3,240	0	0.0	County	53.23	55.50	0.000	0.000	
(-) TIF Tax Capacity	186	186	0	0.0	City/Town	23.96	23.53	0.000	0.000	
(-) FD Contrib Tax Cap	102	0	-102	-100	School District	15.24	14.88	1.979	2.179	
(=) Taxable Tax Capacity	2,952	3,054	102	3.5	Special District	5.25	5.52	0.000	0.000	
FD Distrib Tax Cap	642	0	-642	-100	Total	97.68	99.43	1.979	2.179	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,100	134,100	0.0	1,324	1,374	50	3.8	0.99	1.02
Res Hmstd: Avg Val	201,100	201,100	0.0	2,171	2,246	75	3.5	1.08	1.12
Res Hmstd: Hi Val	268,000	268,000	0.0	3,017	3,117	100	3.3	1.13	1.16
Res Hmstd: Ex-Hi Val	402,100	402,100	0.0	4,713	4,864	150	3.2	1.17	1.21
Apartment	300,000	300,000	0.0	4,257	4,382	125	2.9	1.42	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	3,942	3,781	-161	-4.1	2.63	2.52
Comm/Ind: Med Val	300,000	300,000	0.0	9,099	8,714	-385	-4.2	3.03	2.90
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,166	31,735	-1,431	-4.3	3.32	3.17

County: Ramsey

Gem Lake city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	37,328	37,328	0	0.0	432	440	9	2.0	1.16	1.18
ResNonHm 1 Unit	3,748	3,748	0	0.0	48	49	1	1.8	1.29	1.31
ResNonHm 2-3Unit	591	591	0	0.0	9	9	0	1.7	1.45	1.48
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,733	1,733	0	0.0	26	27	0	0.9	1.52	1.53
Com/Ind Low Tier	2,784	2,784	0	0.0	74	71	-3	-4.5	2.67	2.55
Com/Ind Hi Tier	13,071	13,071	0	0.0	458	437	-22	-4.7	3.51	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	466	466	0	0.0	16	16	-1	-4.7	3.51	3.34
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	170	170	0	0.0	2	2	0	0.5	1.04	1.04
Total	59,890	59,890	0	0.0	1,065	1,050	-16	-1.5	1.78	1.75

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	765	765	0	0.0	County	53.23	55.50	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.53	19.61	0.000	0.000
(-) FD Contrib Tax Cap	90	0	-90	-100	School District	24.29	24.32	1.590	1.765
(=) Taxable Tax Capacity	675	765	90	13.4	Special District	4.56	4.75	0.000	0.000
FD Distrib Tax Cap	22	0	-22	-100	Total	103.61	104.18	1.590	1.765

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	175,300	175,300	0.0	1,880	1,921	41	2.2	1.07	1.10
Res Hmstd: Avg Val	262,900	262,900	0.0	3,006	3,067	61	2.0	1.14	1.17
Res Hmstd: Hi Val	350,400	350,400	0.0	4,131	4,212	81	2.0	1.18	1.20
Res Hmstd: Ex-Hi Val	525,700	525,700	0.0	6,349	6,471	122	1.9	1.21	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	4,005	3,826	-179	-4.5	2.67	2.55
Comm/Ind: Med Val	300,000	300,000	0.0	9,265	8,840	-425	-4.6	3.09	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,812	32,235	-1,577	-4.7	3.38	3.22

County: Ramsey

Lauderdale city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	77,083	77,083	0	0.0	795	838	43	5.4	1.03	1.09
ResNonHm 1 Unit	5,870	5,870	0	0.0	72	75	3	4.5	1.23	1.29
ResNonHm 2-3Unit	1,416	1,416	0	0.0	21	22	1	4.4	1.49	1.55
Apartments	22,059	22,059	0	0.0	328	342	14	4.4	1.49	1.55
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	2,557	2,557	0	0.0	69	67	-1	-2.1	2.69	2.63
Com/Ind Hi Tier	10,146	10,146	0	0.0	357	348	-8	-2.3	3.52	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,519	13,519	0	0.0	475	464	-11	-2.3	3.52	3.43
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	132,650	132,650	0	0.0	2,117	2,158	41	1.9	1.60	1.63

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,634	1,634	0	0.0	County	53.23	55.50	0.000	0.000	
(-) TIF Tax Capacity	140	140	0	0.0	City/Town	28.91	30.40	0.000	0.000	
(-) FD Contrib Tax Cap	130	0	-130	-100	School District	15.24	14.88	1.979	2.179	
(=) Taxable Tax Capacity	1,363	1,494	130	9.6	Special District	5.75	5.94	0.000	0.000	
FD Distrib Tax Cap	265	0	-265	-100	Total	103.14	106.72	1.979	2.179	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,900	87,900	87,900	0.0	787	836	49	6.2	0.90	0.95
Res Hmstd:Avg Val	131,800	131,800	131,800	0.0	1,366	1,440	73	5.4	1.04	1.09
Res Hmstd: Hi Val	175,600	175,600	175,600	0.0	1,944	2,042	98	5.0	1.11	1.16
Res Hmstd: Ex-Hi Val	263,500	263,500	263,500	0.0	3,104	3,251	147	4.7	1.18	1.23
Apartment	300,000	300,000	300,000	0.0	4,461	4,655	194	4.4	1.49	1.55
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,030	3,945	-84	-2.1	2.69	2.63
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,304	9,097	-207	-2.2	3.10	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	33,916	33,137	-779	-2.3	3.39	3.31

County: Ramsey

Little Canada city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	404,847	404,847	0	0.0	4,393	4,573	180	4.1	1.09	1.13
ResNonHm 1 Unit	17,265	17,265	0	0.0	211	219	8	3.7	1.22	1.27
ResNonHm 2-3Unit	9,444	9,444	0	0.0	139	144	5	3.4	1.47	1.52
Apartments	84,181	84,181	0	0.0	1,232	1,274	42	3.4	1.46	1.51
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	30,655	30,655	0	0.0	834	798	-36	-4.3	2.72	2.60
Com/Ind Hi Tier	117,124	117,124	0	0.0	4,173	3,979	-194	-4.7	3.56	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,144	7,144	0	0.0	254	242	-12	-4.9	3.55	3.38
AgHmstd: House	63	63	0	0.0	1	1	0	5.5	0.81	0.85
AgHmstd: Land	77	77	0	0.0	0	0	0	2.7	0.56	0.58
Ag NonHmstd	63	63	0	0.0	1	1	0	2.5	1.04	1.06
Total	670,864	670,864	0	0.0	11,238	11,230	-8	-0.1	1.68	1.67

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	8,344	8,344	0	0.0	County	53.23	55.50	0.000	0.000
(-) TIF Tax Capacity	352	352	0	0.0	City/Town	26.69	26.79	0.000	0.000
(-) FD Contrib Tax Cap	1,007	0	-1,007	-100	School District	15.92	15.68	1.953	2.151
(=) Taxable Tax Capacity	6,985	7,991	1,007	14.4	Special District	6.06	6.50	0.000	0.000
FD Distrib Tax Cap	975	0	-975	-100	Total	101.90	104.47	1.953	2.151

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	113,100	113,100	0.0	1,103	1,154	51	4.7	0.98	1.02
Res Hmstd: Avg Val	169,600	169,600	0.0	1,840	1,917	77	4.2	1.08	1.13
Res Hmstd: Hi Val	226,100	226,100	0.0	2,577	2,679	103	4.0	1.14	1.19
Res Hmstd: Ex-Hi Val	339,200	339,200	0.0	4,052	4,206	154	3.8	1.19	1.24
Apartment	300,000	300,000	0.0	4,407	4,563	156	3.5	1.47	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	4,074	3,891	-183	-4.5	2.72	2.59
Comm/Ind: Med Val	300,000	300,000	0.0	9,408	8,971	-438	-4.7	3.14	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,301	32,677	-1,624	-4.7	3.43	3.27

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Ramsey

Maplewood city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	1,735,004	1,735,004	0	0.0	21,298	21,960	662	3.1	1.23 1.27
ResNonHm 1 Unit	70,061	70,061	0	0.0	948	974	26	2.8	1.35 1.39
ResNonHm 2-3Unit	27,465	27,465	0	0.0	451	462	11	2.5	1.64 1.68
Apartments	175,331	175,331	0	0.0	2,873	2,944	71	2.5	1.64 1.68
Seasonal Rec	1,010	1,010	0	0.0	16	17	0	2.1	1.62 1.65
Com/Ind Low Tier	50,066	50,066	0	0.0	1,426	1,398	-27	-1.9	2.85 2.79
Com/Ind Hi Tier	699,104	699,104	0	0.0	26,098	25,538	-560	-2.1	3.73 3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	35,386	35,386	0	0.0	1,320	1,292	-28	-2.1	3.73 3.65
AgHmstd: House	327	327	0	0.0	4	4	0	3.3	1.22 1.26
AgHmstd: Land	9,287	9,287	0	0.0	101	103	1	1.2	1.09 1.11
Ag NonHmstd	1,811	1,811	0	0.0	21	21	0	1.1	1.16 1.17
Total	2,804,853	2,804,853	0	0.0	54,556	54,713	157	0.3	1.95 1.95

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	36,142	36,142	0	0.0	County	53.23	55.50	0.000	0.000	
(-) TIF Tax Capacity	357	359	2	0.5	City/Town	35.64	34.08	0.228	0.228	
(-) FD Contrib Tax Cap	4,902	0	-4,902	-100	School District	20.84	21.06	1.732	1.987	
(=) Taxable Tax Capacity	30,883	35,784	4,900	15.9	Special District	6.02	6.46	0.000	0.000	
FD Distrib Tax Cap	3,270	0	-3,270	-100	Total	115.73	117.09	1.960	2.215	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	115,700	115,700	0.0	1,297	1,343	45	3.5	1.12	1.16
Res Hmstd: Avg Val	173,500	173,500	0.0	2,132	2,200	68	3.2	1.23	1.27
Res Hmstd: Hi Val	231,300	231,300	0.0	2,966	3,056	91	3.1	1.28	1.32
Res Hmstd: Ex-Hi Val	347,100	347,100	0.0	4,637	4,773	136	2.9	1.34	1.38
Apartment	300,000	300,000	0.0	4,928	5,055	128	2.6	1.64	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	4,268	4,184	-84	-2.0	2.85	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	9,861	9,653	-208	-2.1	3.29	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,960	35,171	-789	-2.2	3.60	3.52

County: Ramsey

Mounds View city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	459,684	459,684	0	0.0	5,917	5,974	57	1.0	1.29	1.30
ResNonHm 1 Unit	28,544	28,544	0	0.0	412	415	4	0.9	1.44	1.46
ResNonHm 2-3Unit	15,001	15,001	0	0.0	265	267	2	0.7	1.76	1.78
Apartments	52,531	52,531	0	0.0	927	934	7	0.7	1.76	1.78
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	10,773	10,773	0	0.0	317	314	-4	-1.1	2.94	2.91
Com/Ind Hi Tier	126,703	126,703	0	0.0	4,908	4,847	-61	-1.2	3.87	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,944	4,944	0	0.0	192	189	-2	-1.2	3.87	3.83
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	698,179	698,179	0	0.0	12,937	12,939	2	0.0	1.85	1.85

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	8,519	8,519	0	0.0	County	53.23	55.50	0.000	0.000
(-) TIF Tax Capacity	1,826	1,826	0	0.0	City/Town	45.02	44.06	0.000	0.000
(-) FD Contrib Tax Cap	1,019	0	-1,019	-100	School District	23.10	21.74	1.562	1.681
(=) Taxable Tax Capacity	5,674	6,693	1,019	18.0	Special District	7.33	7.45	0.000	0.000
FD Distrib Tax Cap	1,580	0	-1,580	-100	Total	128.68	128.74	1.562	1.681

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	102,000	102,000	0.0	1,191	1,204	13	1.1	1.17	1.18
Res Hmstd: Avg Val	152,900	152,900	0.0	1,972	1,991	19	1.0	1.29	1.30
Res Hmstd: Hi Val	203,800	203,800	0.0	2,752	2,777	25	0.9	1.35	1.36
Res Hmstd: Ex-Hi Val	305,700	305,700	0.0	4,314	4,352	38	0.9	1.41	1.42
Apartment	300,000	300,000	0.0	5,294	5,332	38	0.7	1.76	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	4,416	4,366	-50	-1.1	2.94	2.91
Comm/Ind: Med Val	300,000	300,000	0.0	10,226	10,104	-122	-1.2	3.41	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,340	36,880	-460	-1.2	3.73	3.69

County: Ramsey

New Brighton city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	1,095,693	1,095,693	0	0.0	13,736	14,126	390	2.8	1.25	1.29
ResNonHm 1 Unit	28,711	28,711	0	0.0	390	400	10	2.6	1.36	1.39
ResNonHm 2-3Unit	14,539	14,539	0	0.0	241	247	6	2.4	1.66	1.70
Apartments	154,388	154,388	0	0.0	2,562	2,627	65	2.5	1.66	1.70
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	27,727	27,727	0	0.0	793	781	-12	-1.6	2.86	2.82
Com/Ind Hi Tier	206,555	206,555	0	0.0	7,771	7,639	-132	-1.7	3.76	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,692	10,692	0	0.0	402	396	-6	-1.6	3.76	3.70
AgHmstd: House	188	188	0	0.0	2	2	0	2.6	1.25	1.28
AgHmstd: Land	322	322	0	0.0	2	2	0	1.9	0.59	0.60
Ag NonHmstd	136	136	0	0.0	2	2	0	1.7	1.20	1.22
Total	1,538,950	1,538,950	0	0.0	25,901	26,222	320	1.2	1.68	1.70

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	18,124	18,124	0	0.0	County	53.23	55.50	0.000	0.000
(-) TIF Tax Capacity	2,592	2,592	0	0.0	City/Town	38.30	39.30	0.000	0.000
(-) FD Contrib Tax Cap	1,661	0	-1,661	-100	School District	22.66	21.51	1.604	1.733
(=) Taxable Tax Capacity	13,871	15,532	1,661	12.0	Special District	5.69	5.86	0.000	0.000
FD Distrib Tax Cap	2,208	0	-2,208	-100	Total	119.88	122.17	1.604	1.733

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	127,800	127,800	0.0	1,480	1,525	46	3.1	1.16	1.19
Res Hmstd:Avg Val	191,600	191,600	0.0	2,404	2,473	68	2.8	1.25	1.29
Res Hmstd: Hi Val	255,400	255,400	0.0	3,329	3,420	91	2.7	1.30	1.34
Res Hmstd: Ex-Hi Val	383,200	383,200	0.0	5,181	5,318	137	2.6	1.35	1.39
Apartment	300,000	300,000	0.0	4,977	5,101	124	2.5	1.66	1.70
Comm/Ind: Lo Val	150,000	150,000	0.0	4,291	4,226	-64	-1.5	2.86	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	9,931	9,774	-157	-1.6	3.31	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,254	35,666	-588	-1.6	3.63	3.57

County: Ramsey

North Oaks city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	726,782	726,782	0	0.0	7,980	8,177	196	2.5	1.10	1.13
ResNonHm 1 Unit	37,010	37,010	0	0.0	415	426	11	2.6	1.12	1.15
ResNonHm 2-3Unit	21,050	21,050	0	0.0	273	281	8	2.8	1.30	1.33
Apartments	2,501	2,501	0	0.0	32	33	1	2.0	1.29	1.31
Seasonal Rec	2,127	2,127	0	0.0	33	33	0	0.8	1.54	1.55
Com/Ind Low Tier	1,816	1,816	0	0.0	47	43	-4	-8.3	2.57	2.36
Com/Ind Hi Tier	15,125	15,125	0	0.0	510	466	-44	-8.6	3.37	3.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,784	3,784	0	0.0	128	117	-11	-8.5	3.38	3.09
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	6,822	6,822	0	0.0	63	64	2	2.7	0.92	0.94
Total	817,017	817,017	0	0.0	9,481	9,639	159	1.7	1.16	1.18

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	8,775	8,775	0	0.0	County	53.23	55.50	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.78	9.79	0.000	0.000
(-) FD Contrib Tax Cap	141	0	-141	-100	School District	23.34	22.25	1.568	1.697
(=) Taxable Tax Capacity	8,634	8,775	141	1.6	Special District	4.48	4.66	0.000	0.000
FD Distrib Tax Cap	136	0	-136	-100	Total	90.84	92.20	1.568	1.697

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	346,800	346,800	0.0	3,634	3,726	92	2.5	1.05	1.07
Res Hmstd: Avg Val	519,900	519,900	0.0	5,583	5,722	139	2.5	1.07	1.10
Res Hmstd: Hi Val	693,000	693,000	0.0	7,820	8,010	191	2.4	1.13	1.16
Res Hmstd: Ex-Hi Val	1,039,700	1,039,700	0.0	12,300	12,594	294	2.4	1.18	1.21
Apartment	300,000	300,000	0.0	3,877	3,967	90	2.3	1.29	1.32
Comm/Ind: Lo Val	150,000	150,000	0.0	3,858	3,547	-312	-8.1	2.57	2.36
Comm/Ind: Med Val	300,000	300,000	0.0	8,924	8,190	-733	-8.2	2.97	2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,564	29,861	-2,702	-8.3	3.26	2.99

County: Ramsey

North St. Paul

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	512,496	512,496	0	0.0	5,621	5,869	248	4.4	1.10	1.15
ResNonHm 1 Unit	18,912	18,912	0	0.0	237	246	9	3.9	1.25	1.30
ResNonHm 2-3Unit	5,612	5,612	0	0.0	85	88	3	3.6	1.52	1.57
Apartments	57,863	57,863	0	0.0	872	903	31	3.6	1.51	1.56
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	15,276	15,276	0	0.0	420	402	-18	-4.2	2.75	2.63
Com/Ind Hi Tier	57,039	57,039	0	0.0	2,043	1,950	-93	-4.5	3.58	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,508	2,508	0	0.0	90	86	-4	-4.5	3.58	3.42
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	669,706	669,706	0	0.0	9,367	9,544	177	1.9	1.40	1.43

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>			<i>Ref Mkt Val (mills)</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	7,526	7,526	0	0.0	County	53.23	55.50	0.000	0.000
(-) TIF Tax Capacity	281	281	0	0.0	City/Town	20.33	19.59	0.715	0.715
(-) FD Contrib Tax Cap	461	0	-461	-100	School District	21.60	21.83	1.696	1.961
(=) Taxable Tax Capacity	6,783	7,245	461	6.8	Special District	6.09	6.53	0.000	0.000
FD Distrib Tax Cap	1,400	0	-1,400	-100	Total	101.25	103.44	2.411	2.676

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	101,900	101,900	0.0	997	1,046	49	4.9	0.98	1.03
Res Hmstd:Avg Val	152,700	152,700	0.0	1,679	1,753	74	4.4	1.10	1.15
Res Hmstd: Hi Val	203,600	203,600	0.0	2,363	2,462	98	4.2	1.16	1.21
Res Hmstd: Ex-Hi Val	305,400	305,400	0.0	3,731	3,879	148	4.0	1.22	1.27
Apartment	300,000	300,000	0.0	4,520	4,682	162	3.6	1.51	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	4,119	3,946	-173	-4.2	2.75	2.63
Comm/Ind: Med Val	300,000	300,000	0.0	9,492	9,074	-417	-4.4	3.16	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,561	33,005	-1,556	-4.5	3.46	3.30

County: Ramsey

Roseville city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,779,833	1,779,833	0	0.0	19,404	19,717	312	1.6	1.09	1.11
ResNonHm 1 Unit	78,037	78,037	0	0.0	947	960	13	1.4	1.21	1.23
ResNonHm 2-3Unit	14,091	14,091	0	0.0	206	209	2	1.1	1.47	1.48
Apartments	260,608	260,608	0	0.0	3,813	3,854	41	1.1	1.46	1.48
Seasonal Rec	1,463	1,463	0	0.0	22	22	0	0.0	1.48	1.48
Com/Ind Low Tier	59,424	59,424	0	0.0	1,608	1,513	-96	-6.0	2.71	2.55
Com/Ind Hi Tier	1,020,450	1,020,450	0	0.0	36,141	33,902	-2,239	-6.2	3.54	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	37,914	37,914	0	0.0	1,346	1,265	-81	-6.0	3.55	3.34
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	532	532	0	0.0	5	5	0	-0.1	0.98	0.98
Total	3,252,353	3,252,353	0	0.0	63,493	61,446	-2,047	-3.2	1.95	1.89

Tax Base

Tax Rates

	Tax Capacity				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	44,091	44,091	0	0.0	County	53.23	55.50	0.000	0.000	
(-) TIF Tax Capacity	2,627	3,355	729	27.7	City/Town	23.86	21.81	0.269	0.269	
(-) FD Contrib Tax Cap	6,982	0	-6,982	-100	School District	16.61	16.19	1.899	2.082	
(=) Taxable Tax Capacity	34,483	40,736	6,253	18.1	Special District	5.91	6.02	0.000	0.000	
FD Distrib Tax Cap	2,552	0	-2,552	-100	Total	99.62	99.52	2.168	2.352	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	119,300	119,300	0.0	1,182	1,203	21	1.8	0.99	1.01
Res Hmstd: Avg Val	178,900	178,900	0.0	1,959	1,990	31	1.6	1.09	1.11
Res Hmstd: Hi Val	238,400	238,400	0.0	2,734	2,775	41	1.5	1.15	1.16
Res Hmstd: Ex-Hi Val	357,700	357,700	0.0	4,288	4,351	62	1.5	1.20	1.22
Apartment	300,000	300,000	0.0	4,386	4,438	51	1.2	1.46	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	4,051	3,809	-242	-6.0	2.70	2.54
Comm/Ind: Med Val	300,000	300,000	0.0	9,344	8,771	-573	-6.1	3.11	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,045	31,925	-2,119	-6.2	3.40	3.19

County: Ramsey

Shoreview city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,832,370	1,832,370	0	0.0	21,022	21,543	520	2.5	1.15	1.18
ResNonHm 1 Unit	53,965	53,965	0	0.0	670	685	15	2.3	1.24	1.27
ResNonHm 2-3Unit	9,093	9,093	0	0.0	136	140	3	2.4	1.50	1.54
Apartments	66,099	66,099	0	0.0	998	1,019	21	2.1	1.51	1.54
Seasonal Rec	1,756	1,756	0	0.0	27	28	0	1.0	1.56	1.57
Com/Ind Low Tier	17,427	17,427	0	0.0	477	458	-19	-3.9	2.74	2.63
Com/Ind Hi Tier	260,308	260,308	0	0.0	9,364	8,986	-378	-4.0	3.60	3.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,146	13,146	0	0.0	473	453	-19	-4.1	3.60	3.45
AgHmstd: House	191	191	0	0.0	2	2	0	2.4	1.14	1.16
AgHmstd: Land	178	178	0	0.0	1	1	0	2.0	0.42	0.43
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,254,533	2,254,533	0	0.0	33,170	33,314	144	0.4	1.47	1.48

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	25,591	25,591	0	0.0	County	53.23	55.50	0.000	0.000	
(-) TIF Tax Capacity	1,376	1,376	0	0.0	City/Town	27.00	27.44	0.000	0.000	
(-) FD Contrib Tax Cap	1,882	0	-1,882	-100	School District	22.56	21.30	1.591	1.716	
(=) Taxable Tax Capacity	22,333	24,215	1,882	8.4	Special District	5.25	5.42	0.000	0.000	
FD Distrib Tax Cap	2,138	0	-2,138	-100	Total	108.05	109.66	1.591	1.716	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	137,000	137,000	0.0	1,449	1,488	39	2.7	1.06	1.09
Res Hmstd: Avg Val	205,400	205,400	0.0	2,359	2,417	59	2.5	1.15	1.18
Res Hmstd: Hi Val	273,800	273,800	0.0	3,268	3,346	78	2.4	1.19	1.22
Res Hmstd: Ex-Hi Val	410,800	410,800	0.0	5,090	5,207	117	2.3	1.24	1.27
Apartment	300,000	300,000	0.0	4,529	4,627	98	2.2	1.51	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	4,102	3,942	-160	-3.9	2.73	2.63
Comm/Ind: Med Val	300,000	300,000	0.0	9,492	9,113	-379	-4.0	3.16	3.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,644	33,241	-1,403	-4.1	3.46	3.32

County: Ramsey

St. Paul city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	8,553,161	8,553,161	0	0.0	96,453	104,911	8,458	8.8	1.13 1.23
ResNonHm 1 Unit	534,932	534,932	0	0.0	6,991	7,521	530	7.6	1.31 1.41
ResNonHm 2-3Unit	356,750	356,750	0	0.0	5,737	6,158	421	7.3	1.61 1.73
Apartments	1,609,357	1,609,357	0	0.0	25,884	27,784	1,900	7.3	1.61 1.73
Seasonal Rec	1,468	1,468	0	0.0	24	25	1	5.3	1.63 1.72
Com/Ind Low Tier	404,406	404,406	0	0.0	11,255	11,572	317	2.8	2.78 2.86
Com/Ind Hi Tier	2,574,308	2,574,308	0	0.0	94,775	97,279	2,504	2.6	3.68 3.78
Publ U: Elec Gen	32,258	32,258	0	0.0	839	870	31	3.7	2.60 2.70
Publ U: Other	180,262	180,262	0	0.0	6,635	6,810	175	2.6	3.68 3.78
AgHmstd: House	60	60	0	0.0	1	1	0	10.9	0.90 1.00
AgHmstd: Land	90	90	0	0.0	0	0	0	11.5	0.37 0.41
Ag NonHmstd	676	676	0	0.0	8	9	1	6.3	1.22 1.29
Total	14,247,729	14,247,729	0	0.0	248,602	262,939	14,337	5.8	1.74 1.85

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	177,391	177,391	0	0.0	County	48.84	50.95	0.000	0.000
(-) TIF Tax Capacity	16,224	16,224	0	0.0	City/Town	34.74	36.03	0.000	0.000
(-) FD Contrib Tax Cap	15,712	0	-15,712	-100	School District	31.80	35.65	0.875	1.094
(=) Taxable Tax Capacity	145,455	161,167	15,712	10.8	Special District	6.29	6.73	0.000	0.000
FD Distrib Tax Cap	35,523	0	-35,523	-100	Total	121.67	129.36	0.875	1.094

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	92,600	92,600	0.0	919	1,010	91	10.0	0.99	1.09
Res Hmstd:Avg Val	138,800	138,800	0.0	1,563	1,700	137	8.8	1.13	1.22
Res Hmstd: Hi Val	185,100	185,100	0.0	2,208	2,391	183	8.3	1.19	1.29
Res Hmstd: Ex-Hi Val	277,700	277,700	0.0	3,499	3,774	274	7.8	1.26	1.36
Apartment	300,000	300,000	0.0	4,825	5,179	354	7.3	1.61	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	4,175	4,292	118	2.8	2.78	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	9,697	9,960	264	2.7	3.23	3.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,468	36,412	944	2.7	3.55	3.64

County: Ramsey

Vadnais Heights

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	796,416	796,416	0	0.0	8,744	8,969	225	2.6	1.10	1.13
ResNonHm 1 Unit	25,293	25,293	0	0.0	306	313	7	2.3	1.21	1.24
ResNonHm 2-3Unit	9,006	9,006	0	0.0	132	135	3	2.3	1.46	1.50
Apartments	37,551	37,551	0	0.0	550	563	13	2.3	1.47	1.50
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	21,581	21,581	0	0.0	586	555	-31	-5.3	2.72	2.57
Com/Ind Hi Tier	222,927	222,927	0	0.0	7,952	7,506	-446	-5.6	3.57	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,404	11,404	0	0.0	405	381	-24	-5.9	3.55	3.34
AgHmstd: House	971	971	0	0.0	10	10	0	3.0	1.03	1.06
AgHmstd: Land	582	582	0	0.0	2	2	0	2.2	0.34	0.35
Ag NonHmstd	169	169	0	0.0	2	2	0	1.3	1.05	1.06
Total	1,125,899	1,125,899	0	0.0	18,689	18,437	-252	-1.4	1.66	1.64

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	13,832	13,832	0	0.0	County	53.23	55.50	0.000	0.000
(-) TIF Tax Capacity	1,498	1,530	31	2.1	City/Town	22.03	20.80	0.000	0.000
(-) FD Contrib Tax Cap	1,831	0	-1,831	-100	School District	24.15	24.01	1.587	1.755
(=) Taxable Tax Capacity	10,503	12,303	1,800	17.1	Special District	4.92	5.16	0.000	0.000
FD Distrib Tax Cap	1,098	0	-1,098	-100	Total	104.32	105.47	1.587	1.755

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	128,800	128,800	128,800	0.0	1,292	1,328	36	2.8	1.00	1.03
Res Hmstd: Avg Val	193,200	193,200	193,200	0.0	2,124	2,178	55	2.6	1.10	1.13
Res Hmstd: Hi Val	257,500	257,500	257,500	0.0	2,954	3,027	73	2.5	1.15	1.18
Res Hmstd: Ex-Hi Val	386,300	386,300	386,300	0.0	4,618	4,728	109	2.4	1.20	1.22
Apartment	300,000	300,000	300,000	0.0	4,388	4,482	94	2.1	1.46	1.49
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,072	3,854	-219	-5.4	2.71	2.57
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,423	8,904	-518	-5.5	3.14	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	34,392	32,474	-1,918	-5.6	3.44	3.25

County: Ramsey

White Bear Lake

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	1,235,456	1,235,456	0	0.0	13,419	13,938	519	3.9	1.09	1.13
ResNonHm 1 Unit	54,509	54,509	0	0.0	676	700	23	3.4	1.24	1.28
ResNonHm 2-3Unit	10,641	10,641	0	0.0	158	163	5	3.3	1.48	1.53
Apartments	145,278	145,278	0	0.0	2,137	2,207	69	3.3	1.47	1.52
Seasonal Rec	350	350	0	0.0	5	5	0	1.6	1.53	1.55
Com/Ind Low Tier	38,501	38,501	0	0.0	1,046	1,005	-42	-4.0	2.72	2.61
Com/Ind Hi Tier	211,092	211,092	0	0.0	7,534	7,219	-316	-4.2	3.57	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,374	14,374	0	0.0	513	491	-21	-4.2	3.57	3.42
AgHmstd: House	92	92	0	0.0	1	1	0	4.6	0.91	0.95
AgHmstd: Land	15	15	0	0.0	0	0	0	4.8	0.28	0.30
Ag NonHmstd	2	2	0	0.0	0	0	0	2.3	1.06	1.08
Total	1,710,311	1,710,311	0	0.0	25,490	25,728	239	0.9	1.49	1.50

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	19,988	19,988	0	0.0	County	52.82	55.08	0.000	0.000
(-) TIF Tax Capacity	850	850	0	0.0	City/Town	23.03	22.94	0.000	0.000
(-) FD Contrib Tax Cap	1,755	0	-1,755	-100	School District	24.34	24.40	1.584	1.758
(=) Taxable Tax Capacity	17,384	19,139	1,755	10.1	Special District	5.42	5.68	0.000	0.000
FD Distrib Tax Cap	2,491	0	-2,491	-100	Total	105.62	108.09	1.584	1.758

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	113,400	113,400	0.0	1,107	1,155	48	4.3	0.98	1.02
Res Hmstd: Avg Val	170,100	170,100	0.0	1,847	1,918	72	3.9	1.09	1.13
Res Hmstd: Hi Val	226,700	226,700	0.0	2,585	2,681	95	3.7	1.14	1.18
Res Hmstd: Ex-Hi Val	340,200	340,200	0.0	4,066	4,209	143	3.5	1.20	1.24
Apartment	300,000	300,000	0.0	4,436	4,581	145	3.3	1.48	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	4,076	3,913	-163	-4.0	2.72	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	9,431	9,043	-388	-4.1	3.14	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,423	32,982	-1,441	-4.2	3.44	3.30

County: Ramsey

White Bear

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	832,479	832,479	0	0.0	9,338	9,707	369	3.9	1.12	1.17
ResNonHm 1 Unit	36,004	36,004	0	0.0	436	452	16	3.6	1.21	1.26
ResNonHm 2-3Unit	6,223	6,223	0	0.0	92	95	3	3.5	1.47	1.52
Apartments	4,200	4,200	0	0.0	62	64	2	3.5	1.47	1.52
Seasonal Rec	1,401	1,401	0	0.0	21	21	0	1.8	1.51	1.53
Com/Ind Low Tier	9,286	9,286	0	0.0	252	242	-10	-4.0	2.71	2.61
Com/Ind Hi Tier	112,090	112,090	0	0.0	3,997	3,829	-169	-4.2	3.57	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,405	4,405	0	0.0	157	150	-7	-4.2	3.57	3.42
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	3,805	3,805	0	0.0	40	41	1	2.5	1.05	1.08
Total	1,009,893	1,009,893	0	0.0	14,396	14,602	206	1.4	1.43	1.45

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	11,361	11,361	0	0.0	County	53.23	55.50	0.000	0.000
(-) TIF Tax Capacity	1,175	1,187	12	1.0	City/Town	22.40	22.61	0.000	0.000
(-) FD Contrib Tax Cap	856	0	-856	-100	School District	24.29	24.32	1.590	1.765
(=) Taxable Tax Capacity	9,330	10,174	844	9.0	Special District	5.25	5.42	0.000	0.000
FD Distrib Tax Cap	931	0	-931	-100	Total	105.17	107.84	1.590	1.765

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	137,600	137,600	0.0	1,417	1,478	61	4.3	1.03	1.07
Res Hmstd: Avg Val	206,400	206,400	0.0	2,312	2,404	91	3.9	1.12	1.16
Res Hmstd: Hi Val	275,100	275,100	0.0	3,206	3,327	122	3.8	1.17	1.21
Res Hmstd: Ex-Hi Val	412,700	412,700	0.0	4,996	5,178	182	3.7	1.21	1.25
Apartment	300,000	300,000	0.0	4,421	4,574	153	3.5	1.47	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	4,070	3,909	-162	-4.0	2.71	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	9,418	9,032	-386	-4.1	3.14	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,372	32,941	-1,431	-4.2	3.44	3.29

County: Scott

Belle Plaine city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	237,571	237,571	0	0.0	2,502	2,669	167	6.7	1.05	1.12
ResNonHm 1 Unit	12,019	12,019	0	0.0	144	152	8	5.9	1.19	1.26
ResNonHm 2-3Unit	8,248	8,248	0	0.0	123	130	7	5.9	1.49	1.58
Apartments	5,284	5,284	0	0.0	79	83	5	5.9	1.49	1.58
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	12,775	12,775	0	0.0	345	346	1	0.2	2.70	2.71
Com/Ind Hi Tier	14,170	14,170	0	0.0	510	511	1	0.2	3.60	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,887	2,887	0	0.0	104	104	0	0.2	3.60	3.61
AgHmstd: House	834	834	0	0.0	9	9	1	6.7	1.04	1.11
AgHmstd: Land	1,122	1,122	0	0.0	6	6	0	7.3	0.53	0.57
Ag NonHmstd	1,687	1,687	0	0.0	20	21	1	5.9	1.19	1.26
Total	296,595	296,595	0	0.0	3,842	4,033	191	5.0	1.30	1.36

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,229	3,229	0	0.0	County	36.59	37.37	0.000	0.000
(-) TIF Tax Capacity	163	168	5	2.8	City/Town	62.46	67.71	0.000	0.000
(-) FD Contrib Tax Cap	197	0	-197	-100	School District	15.93	16.84	0.022	0.025
(=) Taxable Tax Capacity	2,868	3,061	193	6.7	Special District	4.23	4.28	0.000	0.000
FD Distrib Tax Cap	530	0	-530	-100	Total	119.22	126.20	0.022	0.025

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	100,300	100,300	0.0	916	986	70	7.7	0.91	0.98
Res Hmstd:Avg Val	150,400	150,400	0.0	1,559	1,665	105	6.8	1.04	1.11
Res Hmstd: Hi Val	200,400	200,400	0.0	2,202	2,342	140	6.4	1.10	1.17
Res Hmstd: Ex-Hi Val	300,700	300,700	0.0	3,490	3,701	211	6.0	1.16	1.23
Apartment	300,000	300,000	0.0	4,477	4,740	263	5.9	1.49	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	4,052	4,061	9	0.2	2.70	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,454	9,474	20	0.2	3.15	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,662	34,735	72	0.2	3.47	3.47

County: Scott

Belle Plaine

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	21,355	21,355	0	0.0	148	152	5	3.1	0.69	0.71
ResNonHm 1 Unit	5,728	5,728	0	0.0	43	44	1	2.8	0.74	0.77
ResNonHm 2-3Unit	423	423	0	0.0	4	4	0	2.7	0.95	0.98
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,044	1,044	0	0.0	9	10	0	3.0	0.90	0.93
Com/Ind Low Tier	326	326	0	0.0	8	7	-1	-13.1	2.33	2.03
Com/Ind Hi Tier	369	369	0	0.0	11	9	-2	-17.0	3.10	2.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	650	650	0	0.0	20	17	-3	-14.4	3.10	2.65
AgHmstd: House	22,822	22,822	0	0.0	142	147	5	3.4	0.62	0.64
AgHmstd: Land	44,085	44,085	0	0.0	158	164	5	3.5	0.36	0.37
Ag NonHmstd	8,731	8,731	0	0.0	64	66	2	2.8	0.73	0.76
Total	105,534	105,534	0	0.0	608	620	12	2.1	0.58	0.59

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	894	894	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.91	15.28	0.000	0.000
(-) FD Contrib Tax Cap	10	0	-10	-100	School District	19.04	19.89	0.245	0.253
(=) Taxable Tax Capacity	884	894	10	1.1	Special District	4.23	4.28	0.000	0.000
FD Distrib Tax Cap	28	0	-28	-100	Total	74.78	76.83	0.245	0.253

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	137,000	137,000	0.0	809	838	29	3.6	0.59	0.61
Res Hmstd:Avg Val	205,300	205,300	0.0	1,398	1,442	44	3.1	0.68	0.70
Res Hmstd: Hi Val	273,700	273,700	0.0	1,988	2,046	58	2.9	0.73	0.75
Res Hmstd: Ex-Hi Val	410,700	410,700	0.0	3,169	3,257	87	2.8	0.77	0.79
Comm/Ind: Lo Val	150,000	150,000	0.0	3,494	2,984	-510	-14.	2.33	1.99
Comm/Ind: Med Val	300,000	300,000	0.0	8,141	6,950	-1,190	-14.	2.71	2.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,825	25,459	-4,366	-14.	2.98	2.55

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Scott

Blakeley township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	11,410	11,410	0	0.0	77	80	2	3.2	0.68	0.70
ResNonHm 1 Unit	1,385	1,385	0	0.0	14	14	0	2.0	0.98	1.00
ResNonHm 2-3Unit	100	100	0	0.0	1	1	0	2.9	0.95	0.98
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	573	573	0	0.0	13	12	-2	-12.3	2.34	2.05
Com/Ind Hi Tier	639	639	0	0.0	20	18	-2	-12.1	3.17	2.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42	42	0	0.0	1	1	0	-12.6	3.03	2.65
AgHmstd: House	11,308	11,308	0	0.0	77	80	2	3.1	0.68	0.70
AgHmstd: Land	23,344	23,344	0	0.0	89	92	3	3.3	0.38	0.39
Ag NonHmstd	7,830	7,830	0	0.0	60	61	2	2.8	0.76	0.78
Total	56,632	56,632	0	0.0	353	358	6	1.6	0.62	0.63

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	486	486	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.30	19.77	0.000	0.000
(-) FD Contrib Tax Cap	8	0	-8	-100	School District	15.92	16.71	0.763	0.766
(=) Taxable Tax Capacity	478	486	8	1.6	Special District	4.23	4.28	0.000	0.000
FD Distrib Tax Cap	17	0	-17	-100	Total	76.04	78.14	0.763	0.766

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,800	98,800	0.0	543	564	21	3.9	0.55	0.57
Res Hmstd: Avg Val	148,200	148,200	0.0	1,001	1,033	32	3.1	0.68	0.70
Res Hmstd: Hi Val	197,500	197,500	0.0	1,458	1,500	42	2.9	0.74	0.76
Res Hmstd: Ex-Hi Val	296,400	296,400	0.0	2,374	2,438	63	2.7	0.80	0.82
Comm/Ind: Lo Val	150,000	150,000	0.0	3,522	3,091	-431	-12.	2.35	2.06
Comm/Ind: Med Val	300,000	300,000	0.0	8,179	7,173	-1,006	-12.	2.73	2.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,913	26,225	-3,688	-12.	2.99	2.62

County: Scott

Cedar Lake

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	183,055	183,055	0	0.0	1,592	1,633	41	2.6	0.87	0.89
ResNonHm 1 Unit	11,603	11,603	0	0.0	106	109	3	2.6	0.92	0.94
ResNonHm 2-3Unit	5,396	5,396	0	0.0	60	62	2	2.8	1.11	1.14
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,119	2,119	0	0.0	24	25	0	1.9	1.14	1.16
Com/Ind Low Tier	914	914	0	0.0	22	20	-2	-11.2	2.44	2.17
Com/Ind Hi Tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,439	1,439	0	0.0	47	41	-6	-12.0	3.25	2.86
AgHmstd: House	26,845	26,845	0	0.0	224	231	7	3.0	0.83	0.86
AgHmstd: Land	26,227	26,227	0	0.0	88	92	3	3.8	0.34	0.35
Ag NonHmstd	8,040	8,040	0	0.0	66	68	2	2.7	0.83	0.85
Total	265,637	265,637	0	0.0	2,230	2,280	50	2.2	0.84	0.86

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,590	2,590	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.56	14.15	0.000	0.000
(-) FD Contrib Tax Cap	17	0	-17	-100	School District	27.54	28.18	0.873	0.894
(=) Taxable Tax Capacity	2,574	2,590	17	0.6	Special District	4.70	4.77	0.000	0.000
FD Distrib Tax Cap	113	0	-113	-100	Total	82.40	84.48	0.873	0.894

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	185,000	185,000	0.0	1,480	1,522	42	2.9	0.80	0.82
Res Hmstd: Avg Val	277,400	277,400	0.0	2,405	2,469	64	2.6	0.87	0.89
Res Hmstd: Hi Val	369,700	369,700	0.0	3,329	3,414	85	2.5	0.90	0.92
Res Hmstd: Ex-Hi Val	554,700	554,700	0.0	5,167	5,297	130	2.5	0.93	0.96

County: Scott

Credit River

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	361,850	361,850	0	0.0	3,487	3,626	138	4.0	0.96	1.00
ResNonHm 1 Unit	24,522	24,522	0	0.0	254	263	9	3.4	1.04	1.07
ResNonHm 2-3Unit	10,528	10,528	0	0.0	127	131	4	3.4	1.20	1.25
Apartments	272	272	0	0.0	3	3	0	4.6	1.18	1.24
Seasonal Rec	1,380	1,380	0	0.0	17	17	0	2.9	1.21	1.25
Com/Ind Low Tier	1,292	1,292	0	0.0	33	29	-3	-10.1	2.52	2.26
Com/Ind Hi Tier	4,211	4,211	0	0.0	140	124	-16	-11.4	3.32	2.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,731	1,731	0	0.0	57	51	-6	-10.8	3.31	2.95
AgHmstd: House	15,963	15,963	0	0.0	151	157	6	3.9	0.95	0.99
AgHmstd: Land	11,296	11,296	0	0.0	36	37	1	3.5	0.32	0.33
Ag NonHmstd	4,645	4,645	0	0.0	38	39	1	2.5	0.81	0.83
Total	437,689	437,689	0	0.0	4,343	4,478	135	3.1	0.99	1.02

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,495	4,495	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.28	8.68	0.000	0.000
(-) FD Contrib Tax Cap	52	0	-52	-100	School District	31.95	32.75	1.887	2.059
(=) Taxable Tax Capacity	4,443	4,495	52	1.2	Special District	4.23	4.28	0.000	0.000
FD Distrib Tax Cap	237	0	-237	-100	Total	81.06	83.09	1.887	2.059

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	192,200	192,200	0.0	1,721	1,793	72	4.2	0.90	0.93
Res Hmstd:Avg Val	288,100	288,100	0.0	2,766	2,874	108	3.9	0.96	1.00
Res Hmstd: Hi Val	384,000	384,000	0.0	3,810	3,954	144	3.8	0.99	1.03
Res Hmstd: Ex-Hi Val	576,200	576,200	0.0	5,912	6,132	220	3.7	1.03	1.06
Apartment	300,000	300,000	0.0	3,606	3,733	128	3.5	1.20	1.24
Comm/Ind: Lo Val	150,000	150,000	0.0	3,797	3,396	-401	-10.6	2.53	2.26
Comm/Ind: Med Val	300,000	300,000	0.0	8,765	7,820	-944	-10.8	2.92	2.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,948	28,469	-3,479	-10.9	3.19	2.85

County: Scott

Elko city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	48,381	48,381	0	0.0	710	748	38	5.3	1.47	1.55
ResNonHm 1 Unit	3,991	3,991	0	0.0	62	65	3	5.0	1.56	1.64
ResNonHm 2-3Unit	3,144	3,144	0	0.0	60	63	3	4.9	1.90	1.99
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,441	1,441	0	0.0	27	29	1	4.9	1.90	1.99
Com/Ind Low Tier	992	992	0	0.0	30	31	1	3.3	3.06	3.16
Com/Ind Hi Tier	912	912	0	0.0	35	36	1	3.4	3.82	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	522	522	0	0.0	21	22	1	3.2	4.01	4.14
AgHmstd: House	401	401	0	0.0	5	6	0	5.7	1.37	1.45
AgHmstd: Land	393	393	0	0.0	2	2	0	6.1	0.55	0.58
Ag NonHmstd	70	70	0	0.0	1	1	0	4.5	1.36	1.42
Total	60,245	60,245	0	0.0	954	1,003	49	5.1	1.58	1.66

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	631	631	0	0.0	County	36.53	37.31	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	63.90	68.95	0.000	0.000
(-) FD Contrib Tax Cap	16	0	-16	-100	School District	31.76	31.95	2.012	2.188
(=) Taxable Tax Capacity	616	631	16	2.6	Special District	3.60	3.68	0.000	0.000
FD Distrib Tax Cap	57	0	-57	-100	Total	135.79	141.89	2.012	2.188

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	122,200	122,200	0.0	1,643	1,739	96	5.8	1.34	1.42
Res Hmstd:Avg Val	183,300	183,300	0.0	2,651	2,794	144	5.4	1.45	1.52
Res Hmstd: Hi Val	244,300	244,300	0.0	3,657	3,848	192	5.2	1.50	1.58
Res Hmstd: Ex-Hi Val	366,500	366,500	0.0	5,672	5,959	288	5.1	1.55	1.63
Comm/Ind: Lo Val	150,000	150,000	0.0	4,585	4,738	153	3.3	3.06	3.16
Comm/Ind: Med Val	300,000	300,000	0.0	10,599	10,946	348	3.3	3.53	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,660	39,917	1,257	3.3	3.87	3.99

County: Scott

Helena township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	82,039	82,039	0	0.0	690	708	18	2.6	0.84	0.86
ResNonHm 1 Unit	5,623	5,623	0	0.0	51	52	1	2.6	0.90	0.92
ResNonHm 2-3Unit	2,112	2,112	0	0.0	23	24	1	2.4	1.11	1.13
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,270	1,270	0	0.0	15	15	0	1.5	1.17	1.19
Com/Ind Low Tier	1,824	1,824	0	0.0	44	39	-5	-10.9	2.42	2.15
Com/Ind Hi Tier	835	835	0	0.0	27	24	-3	-10.8	3.19	2.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,067	1,067	0	0.0	34	30	-4	-10.3	3.18	2.85
AgHmstd: House	24,035	24,035	0	0.0	186	192	6	3.0	0.78	0.80
AgHmstd: Land	34,666	34,666	0	0.0	128	133	4	3.4	0.37	0.38
Ag NonHmstd	8,932	8,932	0	0.0	73	75	2	2.5	0.82	0.84
Total	162,402	162,402	0	0.0	1,271	1,292	20	1.6	0.78	0.80

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,513	1,513	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.08	13.52	0.000	0.000
(-) FD Contrib Tax Cap	23	0	-23	-100	School District	27.73	28.45	0.828	0.848
(=) Taxable Tax Capacity	1,490	1,513	23	1.5	Special District	4.60	4.67	0.000	0.000
FD Distrib Tax Cap	69	0	-69	-100	Total	82.01	84.03	0.828	0.848

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	158,600	158,600	0.0	1,202	1,237	35	2.9	0.76	0.78
Res Hmstd:Avg Val	237,800	237,800	0.0	1,989	2,041	53	2.7	0.84	0.86
Res Hmstd: Hi Val	317,000	317,000	0.0	2,775	2,845	70	2.5	0.88	0.90
Res Hmstd: Ex-Hi Val	475,600	475,600	0.0	4,294	4,400	106	2.5	0.90	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	3,617	3,235	-382	-10.	2.41	2.16
Comm/Ind: Med Val	300,000	300,000	0.0	8,398	7,507	-892	-10.	2.80	2.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,712	27,439	-3,272	-10.	3.07	2.74

County: Scott

Jackson township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	45,970	45,970	0	0.0	375	383	8	2.0	0.82	0.83
ResNonHm 1 Unit	2,053	2,053	0	0.0	18	18	0	1.9	0.87	0.89
ResNonHm 2-3Unit	4,992	4,992	0	0.0	52	53	1	1.7	1.05	1.07
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	493	493	0	0.0	5	5	0	1.7	1.05	1.07
Com/Ind Low Tier	4,002	4,002	0	0.0	96	83	-14	-14.	2.41	2.07
Com/Ind Hi Tier	8,164	8,164	0	0.0	259	222	-37	-14. 3	3.17	2.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,652	5,652	0	0.0	178	152	-26	-14. 3	3.15	2.70
AgHmstd: House	4,596	4,596	0	0.0	34	35	1	2.3	0.74	0.75
AgHmstd: Land	4,053	4,053	0	0.0	10	10	0	1.2	0.25	0.25
Ag NonHmstd	1,375	1,375	0	0.0	10	10	0	0.7	0.74	0.75
Total	81,349	81,349	0	0.0	1,038	971	-66	-6.4	1.28	1.19

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	967	967	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.43	12.81	0.000	0.000
(-) FD Contrib Tax Cap	128	0	-128	-100	School District	21.39	20.70	1.204	1.319
(=) Taxable Tax Capacity	839	967	128	15.2	Special District	4.06	4.12	0.000	0.000
FD Distrib Tax Cap	147	0	-147	-100	Total	74.49	75.01	1.204	1.319

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	174,200	174,200	0.0	1,292	1,321	29	2.2	0.74	0.76
Res Hmstd:Avg Val	261,200	261,200	0.0	2,123	2,166	43	2.0	0.81	0.83
Res Hmstd: Hi Val	348,200	348,200	0.0	2,954	3,012	58	2.0	0.85	0.86
Res Hmstd: Ex-Hi Val	522,400	522,400	0.0	4,562	4,649	87	1.9	0.87	0.89
Comm/Ind: Lo Val	150,000	150,000	0.0	3,610	3,103	-507	-14.	2.41	2.07
Comm/Ind: Med Val	300,000	300,000	0.0	8,362	7,174	-1,188	-14.	2.79	2.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,542	26,174	-4,368	-14.	3.05	2.62

County: Scott

Jordan city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	171,950	171,950	0	0.0	1,951	2,121	169	8.7	1.13	1.23
ResNonHm 1 Unit	9,997	9,997	0	0.0	127	137	10	7.7	1.27	1.37
ResNonHm 2-3Unit	7,363	7,363	0	0.0	117	126	9	7.7	1.59	1.71
Apartments	4,447	4,447	0	0.0	71	76	5	7.7	1.59	1.71
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	11,434	11,434	0	0.0	316	327	11	3.5	2.77	2.86
Com/Ind Hi Tier	13,643	13,643	0	0.0	503	520	18	3.5	3.68	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,475	2,475	0	0.0	91	94	3	3.5	3.68	3.81
AgHmstd: House	97	97	0	0.0	1	1	0	10.0	0.98	1.08
AgHmstd: Land	186	186	0	0.0	1	2	0	8.8	0.79	0.86
Ag NonHmstd	169	169	0	0.0	2	2	0	7.6	1.26	1.36
Total	221,760	221,760	0	0.0	3,181	3,407	226	7.1	1.43	1.54

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	2,464	2,464	0	0.0	County	36.53	37.31	0.000	0.000	
(-) TIF Tax Capacity	27	30	4	13.2	City/Town	54.21	60.60	0.000	0.000	
(-) FD Contrib Tax Cap	149	0	-149	-100	School District	31.22	33.64	0.130	0.150	
(=) Taxable Tax Capacity	2,289	2,434	145	6.3	Special District	4.23	4.28	0.000	0.000	
FD Distrib Tax Cap	589	0	-589	-100	Total	126.19	135.83	0.130	0.150	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,400	104,400	0.0	1,053	1,155	103	9.8	1.01	1.11	
Res Hmstd:Avg Val	156,500	156,500	0.0	1,764	1,918	154	8.7	1.13	1.23	
Res Hmstd: Hi Val	208,600	208,600	0.0	2,475	2,680	205	8.3	1.19	1.28	
Res Hmstd: Ex-Hi Val	312,900	312,900	0.0	3,898	4,206	308	7.9	1.25	1.34	
Apartment	300,000	300,000	0.0	4,771	5,138	367	7.7	1.59	1.71	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,150	4,296	146	3.5	2.77	2.86	
Comm/Ind: Med Val	300,000	300,000	0.0	9,677	10,017	339	3.5	3.23	3.34	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,470	36,713	1,243	3.5	3.55	3.67	

County: Scott

Louisville

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	89,383	89,383	0	0.0	658	670	12	1.8	0.74	0.75
ResNonHm 1 Unit	4,895	4,895	0	0.0	39	39	1	1.7	0.79	0.80
ResNonHm 2-3Unit	2,640	2,640	0	0.0	25	26	0	1.7	0.95	0.97
Apartments	171	171	0	0.0	2	2	0	1.3	0.95	0.96
Seasonal Rec	97	97	0	0.0	1	1	0	0.9	1.33	1.34
Com/Ind Low Tier	4,593	4,593	0	0.0	107	90	-17	-16.	2.32	1.95
Com/Ind Hi Tier	11,945	11,945	0	0.0	366	308	-59	-16.	3.07	2.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,285	1,285	0	0.0	39	33	-6	-16.	3.07	2.57
AgHmstd: House	5,332	5,332	0	0.0	37	37	1	2.1	0.69	0.70
AgHmstd: Land	6,010	6,010	0	0.0	18	18	0	0.7	0.30	0.30
Ag NonHmstd	3,998	3,998	0	0.0	27	27	0	0.3	0.67	0.67
Total	130,350	130,350	0	0.0	1,319	1,250	-68	-5.2	1.01	0.96

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,445	1,445	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	4.25	4.15	0.000	0.000
(-) FD Contrib Tax Cap	125	0	-125	-100	School District	22.21	21.92	1.119	1.227
(=) Taxable Tax Capacity	1,319	1,445	125	9.5	Special District	4.18	4.24	0.000	0.000
FD Distrib Tax Cap	93	0	-93	-100	Total	67.24	67.69	1.119	1.227

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	180,100	180,100	0.0	1,202	1,230	27	2.3	0.67	0.68
Res Hmstd: Avg Val	270,000	270,000	0.0	1,988	2,029	41	2.1	0.74	0.75
Res Hmstd: Hi Val	360,000	360,000	0.0	2,775	2,830	55	2.0	0.77	0.79
Res Hmstd: Ex-Hi Val	540,100	540,100	0.0	4,304	4,386	82	1.9	0.80	0.81
Apartment	300,000	300,000	0.0	2,857	2,906	49	1.7	0.95	0.97
Comm/Ind: Lo Val	150,000	150,000	0.0	3,489	2,924	-565	-16.	2.33	1.95
Comm/Ind: Med Val	300,000	300,000	0.0	8,086	6,762	-1,323	-16.	2.70	2.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,535	24,673	-4,862	-16.	2.95	2.47

County: Scott

New Market city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	74,705	74,705	0	0.0	787	825	38	4.8	1.05	1.10
ResNonHm 1 Unit	5,827	5,827	0	0.0	67	70	3	4.4	1.14	1.19
ResNonHm 2-3Unit	3,384	3,384	0	0.0	47	49	2	4.4	1.40	1.46
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	888	888	0	0.0	23	23	-1	-3.3	2.62	2.54
Com/Ind Hi Tier	212	212	0	0.0	7	7	0	-3.3	3.47	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	959	959	0	0.0	33	32	-1	-3.3	3.47	3.35
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	277	277	0	0.0	2	2	0	4.4	0.73	0.77
Ag NonHmstd	380	380	0	0.0	4	4	0	4.5	1.04	1.09
Total	86,631	86,631	0	0.0	971	1,012	41	4.2	1.12	1.17

Tax Base

Tax Rates

	Tax Base				Pct		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	890	890	0	0.0	County	36.61	37.39	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.64	40.02	0.000	0.000	
(-) FD Contrib Tax Cap	12	0	-12	-100	School District	27.78	28.17	1.095	1.138	
(=) Taxable Tax Capacity	878	890	12	1.3	Special District	3.56	3.64	0.000	0.000	
FD Distrib Tax Cap	71	0	-71	-100	Total	104.58	109.22	1.095	1.138	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,300	124,300	0.0	1,176	1,239	63	5.4	0.95	1.00
Res Hmstd: Avg Val	186,300	186,300	0.0	1,948	2,042	94	4.8	1.05	1.10
Res Hmstd: Hi Val	248,300	248,300	0.0	2,720	2,846	126	4.6	1.10	1.15
Res Hmstd: Ex-Hi Val	372,600	372,600	0.0	4,268	4,457	189	4.4	1.15	1.20
Comm/Ind: Lo Val	150,000	150,000	0.0	3,787	3,846	58	1.5	2.52	2.56
Comm/Ind: Med Val	300,000	300,000	0.0	8,782	8,916	134	1.5	2.93	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,092	32,580	487	1.5	3.21	3.26

County: Scott

New Market

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	266,360	266,360	0	0.0	2,793	2,878	84	3.0	1.05	1.08
ResNonHm 1 Unit	15,464	15,464	0	0.0	172	177	5	2.9	1.11	1.15
ResNonHm 2-3Unit	5,132	5,132	0	0.0	68	70	2	2.8	1.32	1.35
Apartments	221	221	0	0.0	3	3	0	2.9	1.34	1.38
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	4,402	4,402	0	0.0	114	106	-7	-6.6	2.58	2.41
Com/Ind Hi Tier	4,378	4,378	0	0.0	148	138	-10	-6.8	3.38	3.15
Publ U: Elec Gen	1,593	1,593	0	0.0	37	33	-4	-10.0	2.30	2.07
Publ U: Other	3,682	3,682	0	0.0	124	115	-9	-7.0	3.36	3.13
AgHmstd: House	33,943	33,943	0	0.0	326	336	10	3.0	0.96	0.99
AgHmstd: Land	26,729	26,729	0	0.0	97	100	3	2.8	0.36	0.37
Ag NonHmstd	8,129	8,129	0	0.0	73	74	1	1.9	0.90	0.92
Total	370,033	370,033	0	0.0	3,954	4,030	76	1.9	1.07	1.09

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,731	3,731	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.97	19.57	0.000	0.000
(-) FD Contrib Tax Cap	79	0	-79	-100	School District	30.80	31.06	1.797	1.941
(=) Taxable Tax Capacity	3,653	3,731	79	2.2	Special District	3.66	3.74	0.000	0.000
FD Distrib Tax Cap	171	0	-171	-100	Total	90.03	91.76	1.797	1.941

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	201,400	201,400	0.0	1,984	2,048	64	3.2	0.99	1.02
Res Hmstd: Avg Val	302,000	302,000	0.0	3,161	3,257	96	3.0	1.05	1.08
Res Hmstd: Hi Val	402,600	402,600	0.0	4,338	4,466	127	2.9	1.08	1.11
Res Hmstd: Ex-Hi Val	604,000	604,000	0.0	6,757	6,953	196	2.9	1.12	1.15
Apartment	300,000	300,000	0.0	3,915	4,023	108	2.8	1.31	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,835	3,573	-262	-6.8	2.56	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	8,859	8,240	-619	-7.0	2.95	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,303	30,020	-2,283	-7.1	3.23	3.00

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Scott

Prior Lake city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,300,518	1,300,518	0	0.0	16,315	17,209	895	5.5	1.25	1.32
ResNonHm 1 Unit	93,029	93,029	0	0.0	1,234	1,297	63	5.1	1.33	1.39
ResNonHm 2-3Unit	16,975	16,975	0	0.0	272	286	14	5.1	1.60	1.69
Apartments	21,248	21,248	0	0.0	342	359	18	5.1	1.61	1.69
Seasonal Rec	11,652	11,652	0	0.0	174	180	6	3.5	1.49	1.54
Com/Ind Low Tier	16,455	16,455	0	0.0	466	459	-7	-1.4	2.83	2.79
Com/Ind Hi Tier	38,688	38,688	0	0.0	1,432	1,411	-22	-1.5	3.70	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,436	10,436	0	0.0	387	379	-8	-2.0	3.70	3.63
AgHmstd: House	6,317	6,317	0	0.0	73	76	3	4.3	1.16	1.21
AgHmstd: Land	4,210	4,210	0	0.0	19	20	1	5.0	0.45	0.48
Ag NonHmstd	4,159	4,159	0	0.0	44	46	2	4.0	1.06	1.11
Total	1,523,687	1,523,687	0	0.0	20,758	21,723	965	4.6	1.36	1.43

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	15,946	15,946	0	0.0	County	36.59	37.37	0.000	0.000	
(-) TIF Tax Capacity	157	157	0	0.0	City/Town	34.43	36.85	0.512	0.512	
(-) FD Contrib Tax Cap	425	0	-425	-100	School District	31.90	33.66	1.670	1.834	
(=) Taxable Tax Capacity	15,365	15,790	425	2.8	Special District	7.91	8.16	0.000	0.000	
FD Distrib Tax Cap	1,366	0	-1,366	-100	Total	110.83	116.03	2.182	2.346	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	148,000	148,000	0.0	1,724	1,825	101	5.9	1.16	1.23
Res Hmstd:Avg Val	221,900	221,900	0.0	2,771	2,923	152	5.5	1.25	1.32
Res Hmstd: Hi Val	295,800	295,800	0.0	3,818	4,020	202	5.3	1.29	1.36
Res Hmstd: Ex-Hi Val	443,900	443,900	0.0	5,889	6,192	304	5.2	1.33	1.39
Apartment	300,000	300,000	0.0	4,811	5,055	244	5.1	1.60	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	4,243	4,180	-63	-1.5	2.83	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	9,791	9,636	-154	-1.6	3.26	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,681	35,099	-582	-1.6	3.57	3.51

County: Scott

Sand Creek

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	76,019	76,019	0	0.0	608	634	26	4.3	0.80	0.83
ResNonHm 1 Unit	4,856	4,856	0	0.0	42	44	2	3.7	0.87	0.90
ResNonHm 2-3Unit	2,865	2,865	0	0.0	31	32	1	4.0	1.08	1.12
Apartments	973	973	0	0.0	10	11	0	4.1	1.08	1.12
Seasonal Rec	1,538	1,538	0	0.0	18	18	1	3.6	1.16	1.20
Com/Ind Low Tier	4,392	4,392	0	0.0	105	95	-10	-9.6	2.39	2.16
Com/Ind Hi Tier	5,142	5,142	0	0.0	163	147	-16	-9.7	3.18	2.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,822	1,822	0	0.0	58	52	-6	-9.7	3.17	2.87
AgHmstd: House	21,498	21,498	0	0.0	154	161	7	4.4	0.72	0.75
AgHmstd: Land	34,305	34,305	0	0.0	132	138	5	4.1	0.39	0.40
Ag NonHmstd	5,241	5,241	0	0.0	44	45	1	3.2	0.83	0.86
Total	158,651	158,651	0	0.0	1,366	1,377	12	0.9	0.86	0.87

Tax Base

Tax Rates

	Tax Capacity				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,553	1,553	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.81	12.88	0.000	0.000
(-) FD Contrib Tax Cap	74	0	-74	-100	School District	30.28	32.43	0.235	0.264
(=) Taxable Tax Capacity	1,478	1,553	74	5.0	Special District	4.42	4.49	0.000	0.000
FD Distrib Tax Cap	83	0	-83	-100	Total	84.10	87.18	0.235	0.264

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,000	156,000	0.0	1,117	1,169	52	4.7	0.72	0.75
Res Hmstd: Avg Val	233,900	233,900	0.0	1,860	1,939	79	4.2	0.80	0.83
Res Hmstd: Hi Val	311,800	311,800	0.0	2,604	2,709	105	4.0	0.84	0.87
Res Hmstd: Ex-Hi Val	467,800	467,800	0.0	4,044	4,201	157	3.9	0.86	0.90
Apartment	300,000	300,000	0.0	3,224	3,348	124	3.8	1.07	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	3,577	3,218	-359	-10.	2.38	2.15
Comm/Ind: Med Val	300,000	300,000	0.0	8,335	7,497	-838	-10.	2.78	2.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,538	27,461	-3,077	-10.	3.05	2.75

County: Scott

Savage city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,563,822	1,563,822	0	0.0	20,519	21,445	925	4.5	1.31	1.37
ResNonHm 1 Unit	50,881	50,881	0	0.0	714	743	30	4.2	1.40	1.46
ResNonHm 2-3Unit	7,822	7,822	0	0.0	131	136	5	3.7	1.67	1.73
Apartments	25,988	25,988	0	0.0	431	448	17	4.0	1.66	1.72
Seasonal Rec	145	145	0	0.0	3	3	0	2.9	1.87	1.93
Com/Ind Low Tier	29,198	29,198	0	0.0	832	825	-7	-0.9	2.85	2.82
Com/Ind Hi Tier	139,691	139,691	0	0.0	5,223	5,171	-53	-1.0	3.74	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,038	15,038	0	0.0	563	558	-5	-0.9	3.74	3.71
AgHmstd: House	3,065	3,065	0	0.0	43	45	2	4.7	1.40	1.47
AgHmstd: Land	2,376	2,376	0	0.0	18	18	1	4.0	0.74	0.77
Ag NonHmstd	2,431	2,431	0	0.0	30	32	1	3.8	1.25	1.30
Total	1,840,457	1,840,457	0	0.0	28,507	29,423	916	3.2	1.55	1.60

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	20,183	20,183	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	1,194	1,322	128	10.8	City/Town	51.96	54.29	0.235	0.235
(-) FD Contrib Tax Cap	1,114	0	-1,114	-100	School District	25.29	25.84	1.674	1.869
(=) Taxable Tax Capacity	17,876	18,861	985	5.5	Special District	6.22	6.31	0.000	0.000
FD Distrib Tax Cap	2,047	0	-2,047	-100	Total	120.06	123.82	1.909	2.104

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	144,100	144,100	0.0	1,763	1,845	82	4.7	1.22	1.28
Res Hmstd:Avg Val	216,100	216,100	0.0	2,829	2,953	123	4.4	1.31	1.37
Res Hmstd: Hi Val	288,000	288,000	0.0	3,894	4,059	164	4.2	1.35	1.41
Res Hmstd: Ex-Hi Val	432,100	432,100	0.0	6,013	6,259	247	4.1	1.39	1.45
Apartment	300,000	300,000	0.0	5,075	5,274	199	3.9	1.69	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,326	4,319	-7	-0.2	2.88	2.88
Comm/Ind: Med Val	300,000	300,000	0.0	9,999	9,973	-26	-0.3	3.33	3.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,472	36,355	-116	-0.3	3.65	3.64

County: Scott

Shakopee city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,484,525	1,484,525	0	0.0	14,854	14,707	-147	-1.0	1.00	0.99
ResNonHm 1 Unit	62,020	62,020	0	0.0	686	680	-6	-0.9	1.11	1.10
ResNonHm 2-3Unit	32,074	32,074	0	0.0	433	429	-4	-1.0	1.35	1.34
Apartments	65,751	65,751	0	0.0	887	878	-10	-1.1	1.35	1.33
Seasonal Rec	2,388	2,388	0	0.0	33	33	0	-1.1	1.38	1.37
Com/Ind Low Tier	51,786	51,786	0	0.0	1,356	1,236	-120	-8.8	2.62	2.39
Com/Ind Hi Tier	504,764	504,764	0	0.0	17,388	15,811	-1,578	-9.1	3.44	3.13
Publ U: Elec Gen	11,982	11,982	0	0.0	283	245	-38	-13.3	2.36	2.05
Publ U: Other	16,462	16,462	0	0.0	568	517	-51	-9.0	3.45	3.14
AgHmstd: House	5,400	5,400	0	0.0	53	53	-1	-1.0	0.99	0.98
AgHmstd: Land	8,270	8,270	0	0.0	40	39	-1	-2.7	0.48	0.47
Ag NonHmstd	18,142	18,142	0	0.0	176	173	-4	-2.2	0.97	0.95
Total	2,263,564	2,263,564	0	0.0	36,757	34,798	-1,959	-5.3	1.62	1.54

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	28,452	28,452	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	503	765	262	52.0	City/Town	33.82	31.56	0.119	0.119
(-) FD Contrib Tax Cap	4,053	0	-4,053	-100	School District	21.32	20.64	1.220	1.339
(=) Taxable Tax Capacity	23,895	27,687	3,791	15.9	Special District	5.45	5.49	0.000	0.000
FD Distrib Tax Cap	1,932	0	-1,932	-100	Total	97.19	95.06	1.339	1.457

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,700	123,700	0.0	1,107	1,095	-12	-1.1	0.89	0.89
Res Hmstd: Avg Val	185,500	185,500	0.0	1,846	1,828	-18	-0.9	1.00	0.99
Res Hmstd: Hi Val	247,200	247,200	0.0	2,584	2,560	-23	-0.9	1.05	1.04
Res Hmstd: Ex-Hi Val	370,900	370,900	0.0	4,063	4,028	-35	-0.9	1.10	1.09
Apartment	300,000	300,000	0.0	4,046	4,002	-44	-1.1	1.35	1.33
Comm/Ind: Lo Val	150,000	150,000	0.0	3,923	3,575	-348	-8.9	2.62	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	9,087	8,269	-819	-9.0	3.03	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,186	30,173	-3,014	-9.1	3.32	3.02

County: Scott

Spring Lake

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	291,347	291,347	0	0.0	2,727	2,867	141	5.2	0.94	0.98
ResNonHm 1 Unit	17,176	17,176	0	0.0	168	176	8	4.8	0.98	1.03
ResNonHm 2-3Unit	4,145	4,145	0	0.0	50	52	2	4.7	1.20	1.26
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,092	3,092	0	0.0	38	39	1	2.9	1.23	1.26
Com/Ind Low Tier	2,226	2,226	0	0.0	56	51	-5	-9.0	2.49	2.27
Com/Ind Hi Tier	797	797	0	0.0	26	23	-2	-9.5	3.22	2.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,878	2,878	0	0.0	96	87	-9	-9.0	3.32	3.02
AgHmstd: House	28,787	28,787	0	0.0	252	266	14	5.4	0.88	0.92
AgHmstd: Land	19,821	19,821	0	0.0	62	66	4	6.6	0.31	0.33
Ag NonHmstd	7,908	7,908	0	0.0	68	71	3	4.4	0.86	0.90
Total	378,178	378,178	0	0.0	3,541	3,698	157	4.4	0.94	0.98

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,767	3,767	0	0.0	County	36.60	37.38	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.75	12.35	0.000	0.000
(-) FD Contrib Tax Cap	40	0	-40	-100	School District	31.92	33.92	1.211	1.332
(=) Taxable Tax Capacity	3,726	3,767	40	1.1	Special District	5.90	6.11	0.000	0.000
FD Distrib Tax Cap	207	0	-207	-100	Total	86.17	89.76	1.211	1.332

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	178,000	178,000	0.0	1,537	1,623	85	5.6	0.86	0.91
Res Hmstd: Avg Val	266,800	266,800	0.0	2,490	2,618	128	5.1	0.93	0.98
Res Hmstd: Hi Val	355,600	355,600	0.0	3,443	3,613	171	5.0	0.97	1.02
Res Hmstd: Ex-Hi Val	533,600	533,600	0.0	5,317	5,576	259	4.9	1.00	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,736	3,437	-299	-8.0	2.49	2.29
Comm/Ind: Med Val	300,000	300,000	0.0	8,657	7,953	-704	-8.1	2.89	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,622	29,027	-2,595	-8.2	3.16	2.90

County: Scott

St. Lawrence

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	30,271	30,271	0	0.0	294	306	12	4.2	0.97	1.01
ResNonHm 1 Unit	1,162	1,162	0	0.0	12	13	0	4.0	1.04	1.08
ResNonHm 2-3Unit	357	357	0	0.0	5	5	0	3.7	1.26	1.31
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	1,345	1,345	0	0.0	34	32	-2	-4.4	2.52	2.41
Com/Ind Hi Tier	1,211	1,211	0	0.0	41	39	-2	-4.6	3.35	3.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	271	271	0	0.0	9	9	0	-5.2	3.32	3.15
AgHmstd: House	6,519	6,519	0	0.0	57	60	2	4.2	0.88	0.92
AgHmstd: Land	7,934	7,934	0	0.0	37	39	2	4.4	0.47	0.49
Ag NonHmstd	4,162	4,162	0	0.0	43	44	2	3.8	1.03	1.07
Total	53,232	53,232	0	0.0	531	546	15	2.8	1.00	1.03

Tax Base

Tax Rates

	Tax Base				Pct		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	522	522	0	0.0	County	36.60	37.38	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.25	32.00	0.000	0.000	
(-) FD Contrib Tax Cap	16	0	-16	-100	School District	29.72	31.94	0.122	0.140	
(=) Taxable Tax Capacity	506	522	16	3.2	Special District	4.23	4.28	0.000	0.000	
FD Distrib Tax Cap	26	0	-26	-100	Total	101.79	105.61	0.122	0.140	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	155,300	155,300	0.0	1,367	1,429	62	4.5	0.88	0.92
Res Hmstd: Avg Val	232,900	232,900	0.0	2,236	2,329	93	4.2	0.96	1.00
Res Hmstd: Hi Val	310,400	310,400	0.0	3,104	3,228	124	4.0	1.00	1.04
Res Hmstd: Ex-Hi Val	465,700	465,700	0.0	4,797	4,983	186	3.9	1.03	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	3,782	3,615	-167	-4.4	2.52	2.41
Comm/Ind: Med Val	300,000	300,000	0.0	8,817	8,427	-390	-4.4	2.94	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,319	30,886	-1,433	-4.4	3.23	3.09

County: Washington

Afton city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	285,496	285,496	0	0.0	2,639	2,727	88	3.3	0.92	0.96
ResNonHm 1 Unit	12,254	12,254	0	0.0	118	121	4	3.2	0.96	0.99
ResNonHm 2-3Unit	9,522	9,522	0	0.0	110	113	3	3.0	1.15	1.19
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,215	2,215	0	0.0	28	29	0	1.3	1.28	1.29
Com/Ind Low Tier	3,111	3,111	0	0.0	75	68	-7	-8.9	2.42	2.20
Com/Ind Hi Tier	9,987	9,987	0	0.0	317	288	-29	-9.2	3.17	2.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,678	5,678	0	0.0	180	163	-16	-9.0	3.16	2.88
AgHmstd: House	22,936	22,936	0	0.0	217	225	8	3.7	0.95	0.98
AgHmstd: Land	10,183	10,183	0	0.0	28	29	1	4.0	0.27	0.28
Ag NonHmstd	7,208	7,208	0	0.0	58	59	1	2.1	0.81	0.82
Total	368,589	368,589	0	0.0	3,770	3,823	53	1.4	1.02	1.04

Tax Base

Tax Rates

	Tax Capacity				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,862	3,862	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	4	5	1	40.2	City/Town	25.02	25.21	0.000	0.000
(-) FD Contrib Tax Cap	107	0	-107	-100	School District	19.81	20.33	1.541	1.681
(=) Taxable Tax Capacity	3,751	3,857	105	2.8	Special District	4.45	4.57	0.000	0.000
FD Distrib Tax Cap	124	0	-124	-100	Total	80.55	82.23	1.541	1.681

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	203,700	203,700	0.0	1,766	1,828	63	3.5	0.87	0.90
Res Hmstd: Avg Val	305,300	305,300	0.0	2,832	2,926	94	3.3	0.93	0.96
Res Hmstd: Hi Val	407,000	407,000	0.0	3,900	4,025	125	3.2	0.96	0.99
Res Hmstd: Ex-Hi Val	610,700	610,700	0.0	6,084	6,276	192	3.2	1.00	1.03
Comm/Ind: Lo Val	150,000	150,000	0.0	3,638	3,320	-319	-8.8	2.43	2.21
Comm/Ind: Med Val	300,000	300,000	0.0	8,413	7,662	-751	-8.9	2.80	2.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,693	27,926	-2,766	-9.0	3.07	2.79

County: Washington

Bayport city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	110,118	110,118	0	0.0	1,143	1,193	50	4.4	1.04	1.08
ResNonHm 1 Unit	11,729	11,729	0	0.0	138	143	5	3.9	1.18	1.22
ResNonHm 2-3Unit	1,571	1,571	0	0.0	22	23	1	3.8	1.40	1.46
Apartments	9,084	9,084	0	0.0	127	132	5	3.8	1.40	1.46
Seasonal Rec	1,802	1,802	0	0.0	26	27	1	2.2	1.45	1.48
Com/Ind Low Tier	4,915	4,915	0	0.0	129	124	-5	-3.9	2.63	2.53
Com/Ind Hi Tier	28,724	28,724	0	0.0	992	952	-40	-4.1	3.45	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,477	1,477	0	0.0	51	49	-2	-4.1	3.45	3.31
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	3,649	3,649	0	0.0	37	38	1	3.2	1.00	1.03
Total	173,069	173,069	0	0.0	2,665	2,681	16	0.6	1.54	1.55

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,093	2,093	0	0.0	County	28.45	29.22	0.000	0.000
(-) TIF Tax Capacity	122	122	0	0.0	City/Town	47.54	49.41	0.000	0.000
(-) FD Contrib Tax Cap	199	0	-199	-100	School District	19.24	19.72	1.522	1.657
(=) Taxable Tax Capacity	1,771	1,971	199	11.2	Special District	4.85	4.92	0.000	0.000
FD Distrib Tax Cap	397	0	-397	-100	Total	100.07	103.27	1.522	1.657

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,000	123,000	0.0	1,156	1,212	56	4.8	0.94	0.99
Res Hmstd:Avg Val	184,500	184,500	0.0	1,921	2,005	84	4.4	1.04	1.09
Res Hmstd: Hi Val	245,900	245,900	0.0	2,684	2,796	112	4.2	1.09	1.14
Res Hmstd: Ex-Hi Val	368,900	368,900	0.0	4,213	4,380	168	4.0	1.14	1.19
Apartment	300,000	300,000	0.0	4,209	4,370	160	3.8	1.40	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	3,942	3,789	-153	-3.9	2.63	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	9,122	8,759	-363	-4.0	3.04	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,295	31,952	-1,344	-4.0	3.33	3.20

County: Washington

Baytown township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	184,058	184,058	0	0.0	1,490	1,548	58	3.9	0.81	0.84
ResNonHm 1 Unit	8,112	8,112	0	0.0	68	71	3	3.8	0.84	0.87
ResNonHm 2-3Unit	4,198	4,198	0	0.0	41	43	1	3.6	0.98	1.01
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,593	2,593	0	0.0	30	31	1	3.5	1.15	1.18
Com/Ind Low Tier	720	720	0	0.0	16	14	-2	-10.2	2.22	2.00
Com/Ind Hi Tier	1,476	1,476	0	0.0	43	38	-5	-10.5	2.91	2.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,615	1,615	0	0.0	47	42	-5	-10.5	2.91	2.61
AgHmstd: House	5,719	5,719	0	0.0	42	44	2	4.2	0.74	0.77
AgHmstd: Land	2,297	2,297	0	0.0	4	4	0	5.7	0.17	0.18
Ag NonHmstd	2,984	2,984	0	0.0	20	20	1	2.6	0.66	0.68
Total	213,771	213,771	0	0.0	1,802	1,856	54	3.0	0.84	0.87

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,236	2,236	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.85	9.12	0.000	0.000
(-) FD Contrib Tax Cap	18	0	-18	-100	School District	19.24	19.72	1.522	1.657
(=) Taxable Tax Capacity	2,218	2,236	18	0.8	Special District	6.83	6.98	0.000	0.000
FD Distrib Tax Cap	76	0	-76	-100	Total	66.20	67.94	1.522	1.657

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	258,500	258,500	0.0	1,965	2,045	80	4.1	0.76	0.79
Res Hmstd:Avg Val	387,500	387,500	0.0	3,131	3,251	120	3.8	0.81	0.84
Res Hmstd: Hi Val	516,500	516,500	0.0	4,232	4,393	160	3.8	0.82	0.85
Res Hmstd: Ex-Hi Val	775,000	775,000	0.0	6,765	7,016	252	3.7	0.87	0.91
Comm/Ind: Lo Val	150,000	150,000	0.0	3,334	2,995	-339	-10.	2.22	2.00
Comm/Ind: Med Val	300,000	300,000	0.0	7,702	6,905	-798	-10.	2.57	2.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,089	25,151	-2,938	-10.	2.81	2.52

County: Washington

Birchwood Village

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	92,943	92,943	0	0.0	957	982	25	2.6	1.03	1.06
ResNonHm 1 Unit	3,367	3,367	0	0.0	36	37	1	2.5	1.08	1.10
ResNonHm 2-3Unit	84	84	0	0.0	1	1	0	2.2	1.31	1.34
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,462	1,462	0	0.0	21	21	0	0.7	1.40	1.41
Com/Ind Low Tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi Tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	333	333	0	0.0	10	10	0	1.2	3.08	3.11
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	98,189	98,189	0	0.0	1,025	1,052	26	2.6	1.04	1.07

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	992	992	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.17	30.17	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.29	24.32	1.590	1.765
(=) Taxable Tax Capacity	992	992	0	0.0	Special District	6.06	6.12	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	91.79	92.73	1.590	1.765

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	184,500	184,500	0.0	1,781	1,830	50	2.8	0.97	0.99
Res Hmstd:Avg Val	276,600	276,600	0.0	2,855	2,930	74	2.6	1.03	1.06
Res Hmstd: Hi Val	368,700	368,700	0.0	3,930	4,029	99	2.5	1.07	1.09
Res Hmstd: Ex-Hi Val	553,200	553,200	0.0	6,080	6,230	150	2.5	1.10	1.13

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Washington

Cottage Grove

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	1,619,054	1,619,054	0	0.0	19,899	21,313	1,415	7.1	1.23	1.32
ResNonHm 1 Unit	46,157	46,157	0	0.0	626	667	41	6.5	1.36	1.44
ResNonHm 2-3Unit	19,844	19,844	0	0.0	326	347	21	6.3	1.64	1.75
Apartments	27,583	27,583	0	0.0	454	483	29	6.3	1.65	1.75
Seasonal Rec	1,951	1,951	0	0.0	32	34	2	5.8	1.63	1.73
Com/Ind Low Tier	18,937	18,937	0	0.0	542	541	0	-0.1	2.86	2.86
Com/Ind Hi Tier	150,911	150,911	0	0.0	5,665	5,654	-11	-0.2	3.75	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	28,946	28,946	0	0.0	1,080	1,077	-2	-0.2	3.73	3.72
AgHmstd: House	6,772	6,772	0	0.0	84	89	6	6.9	1.23	1.32
AgHmstd: Land	7,566	7,566	0	0.0	40	43	3	6.6	0.53	0.57
Ag NonHmstd	19,147	19,147	0	0.0	220	232	12	5.4	1.15	1.21
Total	1,946,867	1,946,867	0	0.0	28,967	30,480	1,513	5.2	1.49	1.57

Tax Base

Tax Rates

	<i>Tax Capacity</i>				<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	21,445	21,445	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	668	733	64	9.6	City/Town	43.52	47.21	0.000	0.000
(-) FD Contrib Tax Cap	1,436	0	-1,436	-100	School District	31.67	33.31	1.983	2.225
(=) Taxable Tax Capacity	19,341	20,712	1,371	7.1	Special District	9.15	9.31	0.000	0.000
FD Distrib Tax Cap	3,241	0	-3,241	-100	Total	115.61	121.95	1.983	2.225

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	114,000	114,000	0.0	1,274	1,374	100	7.8	1.12	1.21
Res Hmstd: Avg Val	171,000	171,000	0.0	2,098	2,247	150	7.1	1.23	1.31
Res Hmstd: Hi Val	227,900	227,900	0.0	2,919	3,119	199	6.8	1.28	1.37
Res Hmstd: Ex-Hi Val	341,900	341,900	0.0	4,566	4,865	299	6.5	1.34	1.42
Apartment	300,000	300,000	0.0	4,930	5,240	310	6.3	1.64	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	4,295	4,295	0	0.0	2.86	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	9,923	9,910	-13	-0.1	3.31	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,186	36,115	-71	-0.2	3.62	3.61

County: Washington

Dellwood city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	194,945	194,945	0	0.0	1,812	1,879	67	3.7	0.93	0.96
ResNonHm 1 Unit	15,149	15,149	0	0.0	143	148	5	3.7	0.94	0.98
ResNonHm 2-3Unit	2,719	2,719	0	0.0	29	30	1	3.6	1.08	1.12
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5,136	5,136	0	0.0	70	71	1	1.9	1.36	1.38
Com/Ind Low Tier	606	606	0	0.0	15	13	-2	-11.4	2.41	2.13
Com/Ind Hi Tier	7,053	7,053	0	0.0	223	197	-26	-11.7	3.17	2.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	995	995	0	0.0	32	28	-4	-11.7	3.17	2.80
AgHmstd: House	1,939	1,939	0	0.0	20	21	1	3.5	1.04	1.08
AgHmstd: Land	1,540	1,540	0	0.0	9	9	0	3.1	0.59	0.60
Ag NonHmstd	3	3	0	0.0	0	0	0	3.0	0.77	0.79
Total	230,084	230,084	0	0.0	2,352	2,397	45	1.9	1.02	1.04

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,525	2,525	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.14	12.03	0.000	0.000
(-) FD Contrib Tax Cap	60	0	-60	-100	School District	27.39	28.93	1.218	1.314
(=) Taxable Tax Capacity	2,465	2,525	60	2.4	Special District	6.06	6.12	0.000	0.000
FD Distrib Tax Cap	34	0	-34	-100	Total	76.86	79.20	1.218	1.314

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	367,300	367,300	0.0	3,229	3,350	122	3.8	0.88	0.91
Res Hmstd:Avg Val	550,700	550,700	0.0	5,001	5,186	185	3.7	0.91	0.94
Res Hmstd: Hi Val	734,100	734,100	0.0	6,986	7,243	257	3.7	0.95	0.99
Res Hmstd: Ex-Hi Val	1,101,400	1,101,400	0.0	10,962	11,362	400	3.6	1.00	1.03
Comm/Ind: Lo Val	150,000	150,000	0.0	3,609	3,197	-413	-11.2	2.41	2.13
Comm/Ind: Med Val	300,000	300,000	0.0	8,361	7,393	-968	-11.5	2.79	2.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,535	26,977	-3,558	-11.8	3.05	2.70

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Washington Denmark

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	111,945	111,945	0	0.0	1,096	1,124	28	2.6	0.98 1.00
ResNonHm 1 Unit	10,749	10,749	0	0.0	110	113	3	2.4	1.02 1.05
ResNonHm 2-3Unit	8,914	8,914	0	0.0	108	111	2	2.2	1.22 1.24
Apartments	145	145	0	0.0	2	2	0	2.2	1.22 1.25
Seasonal Rec	4,175	4,175	0	0.0	52	53	1	1.0	1.25 1.26
Com/Ind Low Tier	3,213	3,213	0	0.0	82	73	-9	-11.0	2.56 2.28
Com/Ind Hi Tier	7,899	7,899	0	0.0	265	234	-30	-11.5	3.35 2.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	1,698	1,698	0	0.0	57	51	-6	-10.9	3.36 3.00
AgHmstd: House	21,669	21,669	0	0.0	205	211	6	2.8	0.95 0.97
AgHmstd: Land	14,174	14,174	0	0.0	45	46	1	2.2	0.31 0.32
Ag NonHmstd	6,691	6,691	0	0.0	56	57	1	1.3	0.83 0.85
Total	191,273	191,273	0	0.0	2,078	2,074	-4	-0.2	1.09 1.08

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,994	1,994	0	0.0	County	31.28	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.45	23.03	0.000	0.000
(-) FD Contrib Tax Cap	93	0	-93	-100	School District	25.62	26.20	1.830	1.976
(=) Taxable Tax Capacity	1,901	1,994	93	4.9	Special District	3.03	3.10	0.000	0.000
FD Distrib Tax Cap	48	0	-48	-100	Total	83.38	84.45	1.830	1.976

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax			Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base Alter
Res Hmstd: Lo Val	193,400	193,400	0.0	1,768	1,817	49	2.8	0.91 0.94
Res Hmstd:Avg Val	290,000	290,000	0.0	2,837	2,911	73	2.6	0.98 1.00
Res Hmstd: Hi Val	386,600	386,600	0.0	3,907	4,004	98	2.5	1.01 1.04
Res Hmstd: Ex-Hi Val	580,000	580,000	0.0	6,064	6,213	149	2.5	1.05 1.07
Apartment	300,000	300,000	0.0	3,676	3,760	84	2.3	1.23 1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	3,838	3,414	-424	-11.0	2.56 2.28
Comm/Ind: Med Val	300,000	300,000	0.0	8,864	7,867	-997	-11.0	2.95 2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,319	28,649	-3,670	-11.0	3.23 2.86

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Washington

Forest Lake city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	903,417	903,417	0	0.0	8,264	8,587	323	3.9	0.91	0.95
ResNonHm 1 Unit	68,043	68,043	0	0.0	686	711	24	3.6	1.01	1.04
ResNonHm 2-3Unit	31,446	31,446	0	0.0	383	396	13	3.4	1.22	1.26
Apartments	48,900	48,900	0	0.0	596	617	20	3.4	1.22	1.26
Seasonal Rec	14,955	14,955	0	0.0	185	188	4	1.9	1.23	1.26
Com/Ind Low Tier	36,402	36,402	0	0.0	910	835	-75	-8.3	2.50	2.29
Com/Ind Hi Tier	134,683	134,683	0	0.0	4,426	4,048	-378	-8.5	3.29	3.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,258	9,258	0	0.0	304	278	-26	-8.5	3.28	3.00
AgHmstd: House	20,334	20,334	0	0.0	186	194	7	3.9	0.92	0.95
AgHmstd: Land	9,473	9,473	0	0.0	25	26	1	4.6	0.26	0.27
Ag NonHmstd	6,329	6,329	0	0.0	55	56	1	2.5	0.86	0.88
Total	1,283,239	1,283,239	0	0.0	16,020	15,935	-85	-0.5	1.25	1.24

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	14,628	14,628	0	0.0	County	31.27	32.12	0.000	0.000	
(-) TIF Tax Capacity	710	710	0	0.0	City/Town	28.19	28.54	0.000	0.000	
(-) FD Contrib Tax Cap	1,135	0	-1,135	-100	School District	22.00	22.90	1.431	1.570	
(=) Taxable Tax Capacity	12,783	13,918	1,135	8.9	Special District	4.67	4.76	0.000	0.000	
FD Distrib Tax Cap	1,209	0	-1,209	-100	Total	86.13	88.32	1.431	1.570	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	135,700	135,700	0.0	1,113	1,161	49	4.4	0.82	0.86
Res Hmstd: Avg Val	203,500	203,500	0.0	1,855	1,928	73	3.9	0.91	0.95
Res Hmstd: Hi Val	271,300	271,300	0.0	2,597	2,694	97	3.7	0.96	0.99
Res Hmstd: Ex-Hi Val	407,000	407,000	0.0	4,082	4,227	146	3.6	1.00	1.04
Apartment	300,000	300,000	0.0	3,659	3,783	124	3.4	1.22	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,750	3,440	-310	-8.3	2.50	2.29
Comm/Ind: Med Val	300,000	300,000	0.0	8,679	7,948	-731	-8.4	2.89	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,680	28,987	-2,693	-8.5	3.17	2.90

County: Washington

Grant city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	458,159	458,159	0	0.0	3,950	4,104	154	3.9	0.86	0.90
ResNonHm 1 Unit	22,912	22,912	0	0.0	213	221	8	3.9	0.93	0.96
ResNonHm 2-3Unit	10,430	10,430	0	0.0	111	115	4	3.8	1.06	1.10
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,715	1,715	0	0.0	17	18	1	3.1	1.02	1.05
Com/Ind Low Tier	3,421	3,421	0	0.0	81	70	-11	-13.2	2.37	2.06
Com/Ind Hi Tier	6,564	6,564	0	0.0	204	176	-28	-13.7	3.11	2.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,241	5,241	0	0.0	164	145	-18	-11.2	3.13	2.77
AgHmstd: House	28,999	28,999	0	0.0	238	247	10	4.0	0.82	0.85
AgHmstd: Land	14,852	14,852	0	0.0	34	36	2	5.1	0.23	0.24
Ag NonHmstd	7,099	7,099	0	0.0	52	54	2	3.0	0.74	0.76
Total	559,392	559,392	0	0.0	5,064	5,187	123	2.4	0.91	0.93

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,810	5,810	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.97	12.13	0.000	0.000
(-) FD Contrib Tax Cap	99	0	-99	-100	School District	24.04	25.11	1.343	1.456
(=) Taxable Tax Capacity	5,711	5,810	99	1.7	Special District	6.42	6.50	0.000	0.000
FD Distrib Tax Cap	170	0	-170	-100	Total	73.70	75.86	1.343	1.456

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	242,300	242,300	0.0	1,957	2,037	80	4.1	0.81	0.84
Res Hmstd:Avg Val	363,300	363,300	0.0	3,120	3,240	120	3.8	0.86	0.89
Res Hmstd: Hi Val	484,300	484,300	0.0	4,220	4,379	159	3.8	0.87	0.90
Res Hmstd: Ex-Hi Val	726,700	726,700	0.0	6,749	7,001	251	3.7	0.93	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	3,571	3,143	-428	-12.	2.38	2.10
Comm/Ind: Med Val	300,000	300,000	0.0	8,265	7,260	-1,004	-12.	2.75	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,169	26,475	-3,694	-12.	3.02	2.65

County: Washington

Grey Cloud

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	24,261	24,261	0	0.0	270	284	14	5.3	1.11	1.17
ResNonHm 1 Unit	1,789	1,789	0	0.0	21	22	1	5.0	1.20	1.25
ResNonHm 2-3Unit	2,075	2,075	0	0.0	30	31	1	4.7	1.44	1.51
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	375	375	0	0.0	6	6	0	2.4	1.47	1.51
Com/Ind Low Tier	178	178	0	0.0	5	5	0	-3.3	2.67	2.58
Com/Ind Hi Tier	1,408	1,408	0	0.0	49	47	-2	-3.6	3.49	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	396	396	0	0.0	14	13	-1	-3.6	3.49	3.37
AgHmstd: House	709	709	0	0.0	8	9	0	5.0	1.18	1.24
AgHmstd: Land	283	283	0	0.0	1	1	0	4.5	0.43	0.45
Ag NonHmstd	426	426	0	0.0	4	4	0	3.5	1.00	1.03
Total	31,897	31,897	0	0.0	408	423	15	3.7	1.28	1.33

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	342	342	0	0.0	County	31.27	32.12	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.48	34.42	0.000	0.000	
(-) FD Contrib Tax Cap	11	0	-11	-100	School District	31.79	33.44	1.986	2.229	
(=) Taxable Tax Capacity	330	342	11	3.5	Special District	3.12	3.18	0.000	0.000	
FD Distrib Tax Cap	19	0	-19	-100	Total	99.65	103.15	1.986	2.229	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	145,800	145,800	145,800	0.0	1,501	1,588	86	5.8	1.03	1.09
Res Hmstd: Avg Val	218,600	218,600	218,600	0.0	2,437	2,567	130	5.3	1.11	1.17
Res Hmstd: Hi Val	291,300	291,300	291,300	0.0	3,371	3,544	173	5.1	1.16	1.22
Res Hmstd: Ex-Hi Val	437,100	437,100	437,100	0.0	5,224	5,483	259	5.0	1.20	1.25
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,006	3,873	-133	-3.3	2.67	2.58
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,247	8,925	-323	-3.5	3.08	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	33,709	32,502	-1,207	-3.6	3.37	3.25

County: Washington

Hugo city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	546,551	546,551	0	0.0	5,567	5,771	204	3.7	1.02	1.06
ResNonHm 1 Unit	29,129	29,129	0	0.0	322	333	11	3.4	1.11	1.14
ResNonHm 2-3Unit	19,328	19,328	0	0.0	260	268	8	3.1	1.34	1.39
Apartments	738	738	0	0.0	10	10	0	3.0	1.35	1.39
Seasonal Rec	3,040	3,040	0	0.0	41	42	1	3.3	1.34	1.39
Com/Ind Low Tier	12,111	12,111	0	0.0	315	295	-20	-6.4	2.60	2.44
Com/Ind Hi Tier	35,897	35,897	0	0.0	1,229	1,149	-80	-6.5	3.42	3.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,040	15,040	0	0.0	512	477	-35	-6.8	3.40	3.17
AgHmstd: House	28,194	28,194	0	0.0	278	289	11	4.0	0.99	1.03
AgHmstd: Land	15,879	15,879	0	0.0	48	50	2	4.5	0.30	0.32
Ag NonHmstd	11,594	11,594	0	0.0	108	110	3	2.6	0.93	0.95
Total	717,502	717,502	0	0.0	8,690	8,795	106	1.2	1.21	1.23

Tax Base

Tax Rates

	Tax Base				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	7,745	7,745	0	0.0	County	31.27	32.12	0.000	0.000	
(-) TIF Tax Capacity	364	364	0	0.0	City/Town	35.14	36.04	0.000	0.000	
(-) FD Contrib Tax Cap	402	0	-402	-100	School District	23.75	24.13	1.523	1.681	
(=) Taxable Tax Capacity	6,978	7,381	402	5.8	Special District	4.46	4.51	0.000	0.000	
FD Distrib Tax Cap	549	0	-549	-100	Total	94.63	96.81	1.523	1.681	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,000	142,000	142,000	0.0	1,315	1,369	53	4.1	0.93	0.96
Res Hmstd: Avg Val	212,900	212,900	212,900	0.0	2,158	2,238	80	3.7	1.01	1.05
Res Hmstd: Hi Val	283,800	283,800	283,800	0.0	3,001	3,107	107	3.6	1.06	1.09
Res Hmstd: Ex-Hi Val	425,800	425,800	425,800	0.0	4,678	4,838	160	3.4	1.10	1.14
Apartment	300,000	300,000	300,000	0.0	4,005	4,135	129	3.2	1.34	1.38
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,896	3,648	-248	-6.4	2.60	2.43
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,014	8,427	-586	-6.5	3.00	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,898	30,732	-2,166	-6.6	3.29	3.07

County: Washington

Lake Elmo city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	642,275	642,275	0	0.0	5,823	6,057	234	4.0	0.91	0.94
ResNonHm 1 Unit	24,449	24,449	0	0.0	230	238	9	3.8	0.94	0.97
ResNonHm 2-3Unit	16,692	16,692	0	0.0	186	193	6	3.5	1.12	1.15
Apartments	677	677	0	0.0	8	8	0	3.4	1.12	1.15
Seasonal Rec	1,074	1,074	0	0.0	13	13	0	2.5	1.19	1.22
Com/Ind Low Tier	13,233	13,233	0	0.0	309	288	-22	-7.0	2.34	2.18
Com/Ind Hi Tier	55,045	55,045	0	0.0	1,700	1,583	-118	-6.9	3.09	2.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,861	8,861	0	0.0	271	252	-20	-7.2	3.06	2.84
AgHmstd: House	14,885	14,885	0	0.0	133	138	5	4.0	0.89	0.93
AgHmstd: Land	5,428	5,428	0	0.0	11	12	1	5.3	0.21	0.22
Ag NonHmstd	9,365	9,365	0	0.0	73	75	2	2.5	0.78	0.80
Total	791,984	791,984	0	0.0	8,757	8,856	99	1.1	1.11	1.12

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	8,680	8,680	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.29	19.79	0.000	0.000
(-) FD Contrib Tax Cap	344	0	-344	-100	School District	20.28	20.74	1.550	1.716
(=) Taxable Tax Capacity	8,336	8,680	344	4.1	Special District	7.42	7.59	0.000	0.000
FD Distrib Tax Cap	482	0	-482	-100	Total	78.26	80.25	1.550	1.716

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	208,300	208,300	0.0	1,768	1,844	76	4.3	0.85	0.89
Res Hmstd:Avg Val	312,200	312,200	0.0	2,836	2,950	114	4.0	0.91	0.94
Res Hmstd: Hi Val	416,200	416,200	0.0	3,902	4,054	152	3.9	0.94	0.97
Res Hmstd: Ex-Hi Val	624,500	624,500	0.0	6,099	6,333	234	3.8	0.98	1.01
Apartment	300,000	300,000	0.0	3,400	3,524	124	3.7	1.13	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,520	3,280	-239	-6.8	2.35	2.19
Comm/Ind: Med Val	300,000	300,000	0.0	8,135	7,569	-567	-7.0	2.71	2.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,674	27,580	-2,094	-7.1	2.97	2.76

County: Washington

Lake St. Croix

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	67,879	67,879	0	0.0	679	716	37	5.4	1.00	1.05
ResNonHm 1 Unit	5,957	5,957	0	0.0	68	72	3	4.7	1.15	1.20
ResNonHm 2-3Unit	912	912	0	0.0	13	13	1	4.6	1.40	1.46
Apartments	209	209	0	0.0	3	3	0	4.6	1.40	1.46
Seasonal Rec	850	850	0	0.0	11	11	0	3.2	1.26	1.30
Com/Ind Low Tier	1,013	1,013	0	0.0	26	26	-1	-2.5	2.59	2.53
Com/Ind Hi Tier	534	534	0	0.0	18	18	0	-2.7	3.41	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	334	334	0	0.0	11	11	0	-2.7	3.41	3.32
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	77,688	77,688	0	0.0	830	869	39	4.7	1.07	1.12

Tax Base

Tax Rates

	Tax Base				Pct		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	793	793	0	0.0	County	31.28	32.13	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.86	48.50	0.000	0.000	
(-) FD Contrib Tax Cap	8	0	-8	-100	School District	19.24	19.72	1.522	1.657	
(=) Taxable Tax Capacity	785	793	8	1.0	Special District	3.12	3.18	0.000	0.000	
FD Distrib Tax Cap	115	0	-115	-100	Total	99.49	103.52	1.522	1.657	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,000	106,000	0.0	939	996	57	6.1	0.89	0.94
Res Hmstd: Avg Val	159,000	159,000	0.0	1,595	1,680	86	5.4	1.00	1.06
Res Hmstd: Hi Val	211,900	211,900	0.0	2,249	2,363	114	5.1	1.06	1.12
Res Hmstd: Ex-Hi Val	317,900	317,900	0.0	3,560	3,731	171	4.8	1.12	1.17
Apartment	300,000	300,000	0.0	4,187	4,379	192	4.6	1.40	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	3,892	3,795	-97	-2.5	2.59	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	9,005	8,773	-232	-2.6	3.00	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,866	32,001	-865	-2.6	3.29	3.20

County: Washington

Lakeland city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	137,896	137,896	0	0.0	1,279	1,328	48	3.8	0.93	0.96
ResNonHm 1 Unit	8,106	8,106	0	0.0	82	85	3	3.5	1.02	1.05
ResNonHm 2-3Unit	1,205	1,205	0	0.0	15	15	0	3.3	1.23	1.27
Apartments	145	145	0	0.0	2	2	0	3.3	1.23	1.27
Seasonal Rec	1,474	1,474	0	0.0	19	19	0	1.7	1.28	1.31
Com/Ind Low Tier	3,009	3,009	0	0.0	73	69	-3	-4.6	2.41	2.30
Com/Ind Hi Tier	7,226	7,226	0	0.0	229	218	-11	-4.8	3.17	3.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,164	1,164	0	0.0	37	35	-2	-4.8	3.17	3.01
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	721	721	0	0.0	6	6	0	2.5	0.86	0.88
Total	160,947	160,947	0	0.0	1,741	1,778	36	2.1	1.08	1.10

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,722	1,722	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.47	33.23	0.000	0.000
(-) FD Contrib Tax Cap	44	0	-44	-100	School District	19.24	19.72	1.522	1.657
(=) Taxable Tax Capacity	1,678	1,722	44	2.6	Special District	3.12	3.18	0.000	0.000
FD Distrib Tax Cap	159	0	-159	-100	Total	86.10	88.25	1.522	1.657

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,500	141,500	0.0	1,189	1,238	50	4.2	0.84	0.88
Res Hmstd: Avg Val	212,100	212,100	0.0	1,967	2,042	74	3.8	0.93	0.96
Res Hmstd: Hi Val	282,800	282,800	0.0	2,747	2,846	99	3.6	0.97	1.01
Res Hmstd: Ex-Hi Val	424,300	424,300	0.0	4,299	4,447	149	3.5	1.01	1.05
Apartment	300,000	300,000	0.0	3,685	3,806	121	3.3	1.23	1.27
Comm/Ind: Lo Val	150,000	150,000	0.0	3,618	3,452	-166	-4.6	2.41	2.30
Comm/Ind: Med Val	300,000	300,000	0.0	8,365	7,971	-394	-4.7	2.79	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,520	29,061	-1,459	-4.8	3.05	2.91

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Washington

Lakeland Shores

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	34,800	34,800	0	0.0	287	299	12	4.2	0.83	0.86
ResNonHm 1 Unit	2,466	2,466	0	0.0	21	22	1	4.0	0.87	0.91
ResNonHm 2-3Unit	213	213	0	0.0	2	2	0	3.8	1.03	1.07
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	670	670	0	0.0	15	14	-1	-9.2	2.27	2.06
Com/Ind Hi Tier	658	658	0	0.0	20	18	-2	-9.5	2.97	2.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	162	162	0	0.0	5	4	0	-9.5	2.97	2.69
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	38,969	38,969	0	0.0	351	360	9	2.7	0.90	0.92

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>			<i>Ref Mkt Val (mills)</i>	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	412	412	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.37	17.05	0.000	0.000
(-) FD Contrib Tax Cap	7	0	-7	-100	School District	19.24	19.72	1.522	1.657
(=) Taxable Tax Capacity	406	412	7	1.6	Special District	3.12	3.18	0.000	0.000
FD Distrib Tax Cap	22	0	-22	-100	Total	70.00	72.06	1.522	1.657

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	201,800	201,800	0.0	1,529	1,598	69	4.5	0.76	0.79
Res Hmstd: Avg Val	302,600	302,600	0.0	2,478	2,582	103	4.2	0.82	0.85
Res Hmstd: Hi Val	403,400	403,400	0.0	3,428	3,566	138	4.0	0.85	0.88
Res Hmstd: Ex-Hi Val	605,200	605,200	0.0	5,341	5,554	212	4.0	0.88	0.92
Comm/Ind: Lo Val	150,000	150,000	0.0	3,399	3,087	-312	-9.2	2.27	2.06
Comm/Ind: Med Val	300,000	300,000	0.0	7,855	7,121	-734	-9.3	2.62	2.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,649	25,945	-2,704	-9.4	2.86	2.59

County: Washington

Mahtomedi city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter	
Res Homestead	593,627	593,627	0	0.0	6,165	6,515	350	5.7	1.04	1.10
ResNonHm 1 Unit	23,868	23,868	0	0.0	262	276	14	5.4	1.10	1.16
ResNonHm 2-3Unit	7,104	7,104	0	0.0	95	100	5	5.3	1.33	1.41
Apartments	25,523	25,523	0	0.0	341	359	18	5.3	1.33	1.41
Seasonal Rec	519	519	0	0.0	7	7	0	3.8	1.30	1.35
Com/Ind Low Tier	5,073	5,073	0	0.0	131	125	-6	-4.5	2.59	2.47
Com/Ind Hi Tier	20,698	20,698	0	0.0	706	673	-33	-4.7	3.41	3.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,791	4,791	0	0.0	162	155	-8	-4.7	3.39	3.23
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	23	23	0	0.0	0	0	0	9.3	0.29	0.31
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	681,228	681,228	0	0.0	7,870	8,211	341	4.3	1.16	1.21

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	7,226	7,226	0	0.0	County	31.27	32.12	0.000	0.000	
(-) TIF Tax Capacity	338	407	70	20.6	City/Town	32.15	34.58	0.000	0.000	
(-) FD Contrib Tax Cap	195	0	-195	-100	School District	27.39	28.93	1.218	1.314	
(=) Taxable Tax Capacity	6,693	6,818	125	1.9	Special District	6.22	6.30	0.000	0.000	
FD Distrib Tax Cap	625	0	-625	-100	Total	97.03	101.92	1.218	1.314	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	171,900	171,900	0.0	1,660	1,760	101	6.1	0.97	1.02
Res Hmstd:Avg Val	257,800	257,800	0.0	2,675	2,826	151	5.6	1.04	1.10
Res Hmstd: Hi Val	343,600	343,600	0.0	3,689	3,891	201	5.5	1.07	1.13
Res Hmstd: Ex-Hi Val	515,500	515,500	0.0	5,667	5,971	304	5.4	1.10	1.16
Apartment	300,000	300,000	0.0	4,004	4,217	212	5.3	1.33	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,883	3,708	-175	-4.5	2.59	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	9,000	8,586	-414	-4.6	3.00	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,877	31,351	-1,526	-4.6	3.29	3.14

County: Washington

Marine on St.

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter
Res Homestead	79,424	79,424	0	0.0	944	966	22	2.4	1.19 1.22
ResNonHm 1 Unit	10,085	10,085	0	0.0	124	127	3	2.3	1.23 1.26
ResNonHm 2-3Unit	5,097	5,097	0	0.0	76	77	2	2.1	1.48 1.52
Apartments	247	247	0	0.0	4	4	0	2.1	1.48 1.52
Seasonal Rec	3,247	3,247	0	0.0	48	49	1	1.1	1.49 1.51
Com/Ind Low Tier	1,092	1,092	0	0.0	30	28	-1	-4.4	2.72 2.60
Com/Ind Hi Tier	1,064	1,064	0	0.0	38	36	-2	-4.6	3.57 3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00 0.00
Publ U: Other	1,196	1,196	0	0.0	43	41	-2	-4.6	3.57 3.41
AgHmstd: House	689	689	0	0.0	8	8	0	2.4	1.15 1.17
AgHmstd: Land	730	730	0	0.0	3	3	0	1.7	0.47 0.48
Ag NonHmstd	2,003	2,003	0	0.0	21	22	0	1.3	1.07 1.08
Total	104,873	104,873	0	0.0	1,339	1,362	23	1.7	1.28 1.30

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,097	1,097	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.94	52.99	0.000	0.000
(-) FD Contrib Tax Cap	21	0	-21	-100	School District	19.24	19.72	1.522	1.657
(=) Taxable Tax Capacity	1,077	1,097	21	1.9	Special District	3.12	3.18	0.000	0.000
FD Distrib Tax Cap	26	0	-26	-100	Total	106.57	108.00	1.522	1.657

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	206,100	206,100	0.0	2,323	2,381	57	2.5	1.13	1.16
Res Hmstd: Avg Val	309,000	309,000	0.0	3,669	3,755	86	2.3	1.19	1.22
Res Hmstd: Hi Val	412,000	412,000	0.0	5,016	5,131	115	2.3	1.22	1.25
Res Hmstd: Ex-Hi Val	618,100	618,100	0.0	7,842	8,019	177	2.3	1.27	1.30
Apartment	300,000	300,000	0.0	4,453	4,547	94	2.1	1.48	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	4,074	3,896	-178	-4.4	2.72	2.60
Comm/Ind: Med Val	300,000	300,000	0.0	9,430	9,008	-422	-4.5	3.14	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,425	32,864	-1,561	-4.5	3.44	3.29

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Washington

May township

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	275,742	275,742	0	0.0	2,299	2,387	87	3.8	0.83	0.87
ResNonHm 1 Unit	15,732	15,732	0	0.0	135	140	5	3.7	0.86	0.89
ResNonHm 2-3Unit	9,470	9,470	0	0.0	94	97	3	3.6	0.99	1.02
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	15,939	15,939	0	0.0	176	179	3	1.7	1.10	1.12
Com/Ind Low Tier	629	629	0	0.0	15	13	-2	-14.	2.40	2.06
Com/Ind Hi Tier	1,040	1,040	0	0.0	33	28	-5	-14.	3.15	2.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,710	2,710	0	0.0	85	73	-12	-14.	3.13	2.69
AgHmstd: House	33,159	33,159	0	0.0	264	275	11	4.0	0.80	0.83
AgHmstd: Land	17,346	17,346	0	0.0	34	36	2	5.2	0.20	0.21
Ag NonHmstd	10,326	10,326	0	0.0	73	75	2	2.5	0.71	0.73
Total	382,094	382,094	0	0.0	3,209	3,303	94	2.9	0.84	0.86

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,838	3,838	0	0.0	County	31.28	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.94	13.21	0.000	0.000
(-) FD Contrib Tax Cap	32	0	-32	-100	School District	19.68	20.23	1.507	1.643
(=) Taxable Tax Capacity	3,807	3,838	32	0.8	Special District	6.90	7.03	0.000	0.000
FD Distrib Tax Cap	119	0	-119	-100	Total	70.80	72.59	1.507	1.643

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	217,900	217,900	0.0	1,695	1,763	69	4.1	0.78	0.81
Res Hmstd:Avg Val	326,700	326,700	0.0	2,727	2,830	103	3.8	0.83	0.87
Res Hmstd: Hi Val	435,500	435,500	0.0	3,740	3,877	137	3.7	0.86	0.89
Res Hmstd: Ex-Hi Val	653,400	653,400	0.0	5,882	6,095	213	3.6	0.90	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	3,599	3,097	-502	-14.	2.40	2.06
Comm/Ind: Med Val	300,000	300,000	0.0	8,323	7,145	-1,179	-14.	2.77	2.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,369	26,033	-4,336	-14.	3.04	2.60

County: Washington

New Scandia

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	277,555	277,555	0	0.0	2,751	2,862	111	4.0	0.99	1.03
ResNonHm 1 Unit	18,195	18,195	0	0.0	196	203	7	3.7	1.08	1.12
ResNonHm 2-3Unit	7,414	7,414	0	0.0	94	97	3	3.6	1.26	1.31
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	19,958	19,958	0	0.0	261	267	6	2.3	1.31	1.34
Com/Ind Low Tier	4,023	4,023	0	0.0	102	96	-7	-6.5	2.54	2.38
Com/Ind Hi Tier	4,523	4,523	0	0.0	152	142	-10	-6.5	3.35	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,239	3,239	0	0.0	108	101	-7	-6.7	3.33	3.11
AgHmstd: House	27,929	27,929	0	0.0	266	277	11	4.1	0.95	0.99
AgHmstd: Land	15,129	15,129	0	0.0	45	47	2	5.2	0.29	0.31
Ag NonHmstd	9,750	9,750	0	0.0	90	92	3	3.1	0.92	0.95
Total	387,714	387,714	0	0.0	4,064	4,184	120	3.0	1.05	1.08

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	3,936	3,936	0	0.0	County	31.28	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.97	33.06	0.000	0.000
(-) FD Contrib Tax Cap	69	0	-69	-100	School District	23.50	24.28	1.333	1.450
(=) Taxable Tax Capacity	3,867	3,936	69	1.8	Special District	5.17	5.27	0.000	0.000
FD Distrib Tax Cap	193	0	-193	-100	Total	91.91	94.73	1.333	1.450

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	161,100	161,100	0.0	1,468	1,532	64	4.4	0.91	0.95
Res Hmstd:Avg Val	241,600	241,600	0.0	2,388	2,484	97	4.0	0.99	1.03
Res Hmstd: Hi Val	322,000	322,000	0.0	3,306	3,435	129	3.9	1.03	1.07
Res Hmstd: Ex-Hi Val	483,100	483,100	0.0	5,084	5,277	193	3.8	1.05	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,811	3,566	-245	-6.4	2.54	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	8,826	8,249	-576	-6.5	2.94	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,228	30,102	-2,125	-6.6	3.22	3.01

County: Washington

Newport city

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chn</i>	<i>Base</i>	<i>Alter</i>
Res Homestead	148,354	148,354	0	0.0	1,834	1,941	106	5.8	1.24	1.31
ResNonHm 1 Unit	10,471	10,471	0	0.0	145	153	8	5.2	1.39	1.46
ResNonHm 2-3Unit	3,935	3,935	0	0.0	66	70	3	5.0	1.68	1.77
Apartments	16,979	16,979	0	0.0	286	300	14	5.0	1.68	1.77
Seasonal Rec	13	13	0	0.0	0	0	0	3.4	1.40	1.45
Com/Ind Low Tier	9,466	9,466	0	0.0	272	273	2	0.6	2.87	2.89
Com/Ind Hi Tier	37,493	37,493	0	0.0	1,410	1,415	5	0.4	3.76	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,054	15,054	0	0.0	563	565	2	0.4	3.74	3.75
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	4,573	4,573	0	0.0	54	56	2	4.0	1.19	1.23
Total	246,339	246,339	0	0.0	4,630	4,772	142	3.1	1.88	1.94

Tax Base

Tax Rates

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val (mills)</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Chng</i>	<i>Pct Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	3,087	3,087	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	271	271	0	0.0	City/Town	50.81	52.98	0.000	0.000
(-) FD Contrib Tax Cap	342	0	-342	-100	School District	31.79	33.44	1.986	2.229
(=) Taxable Tax Capacity	2,474	2,816	342	13.8	Special District	4.85	4.92	0.000	0.000
FD Distrib Tax Cap	386	0	-386	-100	Total	118.72	123.46	1.986	2.229

Tax Burdens on Hypothetical Properties

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	105,500	105,500	0.0	1,185	1,260	76	6.4	1.12	1.19
Res Hmstd:Avg Val	158,200	158,200	0.0	1,962	2,076	113	5.8	1.24	1.31
Res Hmstd: Hi Val	210,800	210,800	0.0	2,739	2,890	151	5.5	1.30	1.37
Res Hmstd: Ex-Hi Val	316,300	316,300	0.0	4,296	4,522	227	5.3	1.36	1.43
Apartment	300,000	300,000	0.0	5,048	5,298	251	5.0	1.68	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	4,305	4,330	24	0.6	2.87	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,947	9,991	44	0.4	3.32	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,273	36,411	138	0.4	3.63	3.64

County: Washington

Oak Park Heights

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	194,540	194,540	0	0.0	1,827	1,831	4	0.2	0.94	0.94
ResNonHm 1 Unit	14,458	14,458	0	0.0	153	154	0	0.2	1.06	1.06
ResNonHm 2-3Unit	7,796	7,796	0	0.0	99	99	0	0.0	1.26	1.26
Apartments	34,060	34,060	0	0.0	438	438	0	-0.1	1.29	1.29
Seasonal Rec	242	242	0	0.0	3	3	0	-0.9	1.24	1.22
Com/Ind Low Tier	13,308	13,308	0	0.0	329	309	-20	-6.1	2.47	2.32
Com/Ind Hi Tier	105,507	105,507	0	0.0	3,423	3,207	-216	-6.3	3.24	3.04
Publ U: Elec Gen	53,338	53,338	0	0.0	1,153	1,044	-109	-9.4	2.16	1.96
Publ U: Other	21,073	21,073	0	0.0	681	638	-43	-6.3	3.23	3.03
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	1,438	1,438	0	0.0	13	13	0	-1.3	0.91	0.90
Total	445,761	445,761	0	0.0	8,119	7,735	-384	-4.7	1.82	1.74

Tax Base

Tax Rates

	Taxable Market Value				Pct		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter		
Total Tax Capacity	6,424	6,424	0	0.0	County	31.27	32.12	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.52	31.97	0.000	0.000	
(-) FD Contrib Tax Cap	798	0	-798	-100	School District	19.24	19.72	1.522	1.657	
(=) Taxable Tax Capacity	5,626	6,424	798	14.2	Special District	5.73	5.80	0.000	0.000	
FD Distrib Tax Cap	314	0	-314	-100	Total	90.75	89.61	1.522	1.657	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,700	118,700	0.0	992	995	2	0.2	0.84	0.84
Res Hmstd: Avg Val	178,000	178,000	0.0	1,674	1,678	4	0.2	0.94	0.94
Res Hmstd: Hi Val	237,300	237,300	0.0	2,356	2,361	5	0.2	0.99	0.99
Res Hmstd: Ex-Hi Val	356,000	356,000	0.0	3,721	3,728	7	0.2	1.05	1.05
Apartment	300,000	300,000	0.0	3,860	3,857	-2	-0.1	1.29	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	3,707	3,482	-225	-6.1	2.47	2.32
Comm/Ind: Med Val	300,000	300,000	0.0	8,573	8,042	-531	-6.2	2.86	2.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,284	29,322	-1,961	-6.3	3.13	2.93

County: Washington

Oakdale city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base Alter	
Res Homestead	1,408,106	1,408,106	0	0.0	14,148	15,049	901	6.4	1.00	1.07
ResNonHm 1 Unit	39,535	39,535	0	0.0	449	475	25	5.6	1.14	1.20
ResNonHm 2-3Unit	12,749	12,749	0	0.0	176	185	9	5.3	1.38	1.45
Apartments	98,532	98,532	0	0.0	1,358	1,430	72	5.3	1.38	1.45
Seasonal Rec	2,106	2,106	0	0.0	29	30	1	5.0	1.36	1.43
Com/Ind Low Tier	22,930	22,930	0	0.0	605	577	-29	-4.7	2.64	2.51
Com/Ind Hi Tier	246,083	246,083	0	0.0	8,523	8,090	-434	-5.1	3.46	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,180	15,180	0	0.0	525	498	-27	-5.1	3.46	3.28
AgHmstd: House	574	574	0	0.0	6	6	0	6.2	1.03	1.10
AgHmstd: Land	225	225	0	0.0	1	1	0	8.9	0.23	0.25
Ag NonHmstd	5,083	5,083	0	0.0	49	51	2	3.9	0.97	1.00
Total	1,851,103	1,851,103	0	0.0	25,869	26,391	523	2.0	1.40	1.43

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	21,516	21,516	0	0.0	County	31.27	32.12	0.000	0.000	
(-) TIF Tax Capacity	2,336	2,510	174	7.4	City/Town	36.64	39.07	0.000	0.000	
(-) FD Contrib Tax Cap	1,914	0	-1,914	-100	School District	21.61	21.84	1.696	1.961	
(=) Taxable Tax Capacity	17,266	19,006	1,741	10.1	Special District	7.18	7.42	0.000	0.000	
FD Distrib Tax Cap	2,803	0	-2,803	-100	Total	96.69	100.45	1.696	1.961	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	111,600	111,600	0.0	996	1,068	71	7.2	0.89	0.96
Res Hmstd: Avg Val	167,300	167,300	0.0	1,680	1,787	107	6.4	1.00	1.07
Res Hmstd: Hi Val	223,000	223,000	0.0	2,363	2,506	143	6.0	1.06	1.12
Res Hmstd: Ex-Hi Val	334,600	334,600	0.0	3,732	3,946	214	5.7	1.12	1.18
Apartment	300,000	300,000	0.0	4,135	4,355	220	5.3	1.38	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	3,960	3,772	-188	-4.8	2.64	2.51
Comm/Ind: Med Val	300,000	300,000	0.0	9,155	8,703	-453	-4.9	3.05	2.90
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,400	31,713	-1,687	-5.1	3.34	3.17

Simulation 4B1
6/ 15/ 04

Baseline: Preliminary Payable 2004
Alternative: Prelim Pay 2004 - Fiscal Disparities Eliminated

(all figures in \$000s)

County: Washington

Pine Springs city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	39,868	39,868	0	0.0	324	340	16	4.9	0.81	0.85
ResNonHm 1 Unit	1,575	1,575	0	0.0	13	14	1	4.8	0.85	0.89
ResNonHm 2-3Unit	121	121	0	0.0	1	1	0	4.6	1.02	1.06
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi Tier	5	5	0	0.0	0	0	0	-9.1	3.00	2.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	623	623	0	0.0	19	17	-2	-9.3	2.99	2.71
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	42,191	42,191	0	0.0	357	372	15	4.1	0.85	0.88

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	429	429	0	0.0	County	31.28	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.60	7.00	0.000	0.000
(-) FD Contrib Tax Cap	3	0	-3	-100	School District	27.12	28.60	1.239	1.343
(=) Taxable Tax Capacity	425	429	3	0.8	Special District	7.31	7.48	0.000	0.000
FD Distrib Tax Cap	27	0	-27	-100	Total	72.32	75.21	1.239	1.343

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	195,500	195,500	0.0	1,460	1,537	77	5.3	0.75	0.79
Res Hmstd:Avg Val	293,100	293,100	0.0	2,374	2,490	115	4.9	0.81	0.85
Res Hmstd: Hi Val	390,800	390,800	0.0	3,290	3,443	154	4.7	0.84	0.88
Res Hmstd: Ex-Hi Val	586,300	586,300	0.0	5,122	5,359	237	4.6	0.87	0.91
Comm/Ind: Lo Val	150,000	150,000	0.0	3,418	3,111	-307	-9.0	2.28	2.07
Comm/Ind: Med Val	300,000	300,000	0.0	7,913	7,192	-721	-9.1	2.64	2.40
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,891	26,237	-2,654	-9.2	2.89	2.62

County: Washington

St. Marys Point

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	37,843	37,843	0	0.0	353	364	11	3.0	0.93	0.96
ResNonHm 1 Unit	4,778	4,778	0	0.0	48	50	1	2.8	1.01	1.04
ResNonHm 2-3Unit	881	881	0	0.0	10	11	0	2.7	1.17	1.20
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,242	3,242	0	0.0	43	43	0	1.1	1.32	1.33
Com/Ind Low Tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi Tier	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	494	494	0	0.0	14	14	0	1.5	2.87	2.91
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	47,239	47,239	0	0.0	468	481	13	2.8	0.99	1.02

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Pct Chng	Base	Alter	Base	Alter	
Total Tax Capacity	494	494	0	0.0	County	31.27	32.11	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.60	27.60	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.24	19.72	1.522	1.657
(=) Taxable Tax Capacity	494	494	0	0.0	Special District	3.54	3.63	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	81.65	83.05	1.522	1.657

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	185,600	185,600	0.0	1,592	1,644	51	3.2	0.86	0.89
Res Hmstd:Avg Val	278,300	278,300	0.0	2,574	2,651	77	3.0	0.92	0.95
Res Hmstd: Hi Val	370,900	370,900	0.0	3,554	3,656	102	2.9	0.96	0.99
Res Hmstd: Ex-Hi Val	556,500	556,500	0.0	5,506	5,661	156	2.8	0.99	1.02

County: Washington

St. Paul Park city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	200,254	200,254	0	0.0	2,096	2,267	171	8.2	1.05	1.13
ResNonHm 1 Unit	6,498	6,498	0	0.0	80	86	6	6.9	1.23	1.32
ResNonHm 2-3Unit	5,882	5,882	0	0.0	86	92	6	6.7	1.47	1.57
Apartments	4,775	4,775	0	0.0	71	76	5	6.8	1.49	1.59
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	7,077	7,077	0	0.0	181	189	8	4.5	2.56	2.68
Com/Ind Hi Tier	11,435	11,435	0	0.0	383	400	17	4.4	3.35	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,541	3,541	0	0.0	117	123	5	4.4	3.31	3.46
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	341	341	0	0.0	2	2	0	6.6	0.52	0.55
Ag NonHmstd	94	94	0	0.0	1	1	0	5.9	1.03	1.09
Total	239,896	239,896	0	0.0	3,018	3,235	218	7.2	1.26	1.35

Tax Base

Tax Rates

	Tax Capacity				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	2,606	2,606	0	0.0	County	31.28	32.12	0.000	0.000	
(-) TIF Tax Capacity	357	357	0	0.0	City/Town	35.45	39.02	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.79	33.44	1.986	2.229	
(=) Taxable Tax Capacity	2,249	2,249	0	0.0	Special District	4.85	4.92	0.000	0.000	
FD Distrib Tax Cap	655	0	-655	-100	Total	103.36	109.50	1.986	2.229	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,200	91,200	91,200	0.0	833	912	78	9.4	0.91	1.00
Res Hmstd:Avg Val	136,800	136,800	136,800	0.0	1,436	1,554	117	8.2	1.05	1.14
Res Hmstd: Hi Val	182,300	182,300	182,300	0.0	2,038	2,194	156	7.7	1.12	1.20
Res Hmstd: Ex-Hi Val	273,600	273,600	273,600	0.0	3,245	3,480	234	7.2	1.19	1.27
Apartment	300,000	300,000	300,000	0.0	4,472	4,775	303	6.8	1.49	1.59
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,841	4,016	174	4.5	2.56	2.68
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,863	9,258	395	4.5	2.95	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,300	33,723	1,424	4.4	3.23	3.37

County: Washington

Stillwater city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	1,030,676	1,030,676	0	0.0	11,581	11,888	307	2.7	1.12	1.15
ResNonHm 1 Unit	50,840	50,840	0	0.0	620	635	15	2.4	1.22	1.25
ResNonHm 2-3Unit	23,104	23,104	0	0.0	342	350	8	2.3	1.48	1.51
Apartments	52,911	52,911	0	0.0	784	802	18	2.3	1.48	1.51
Seasonal Rec	5,570	5,570	0	0.0	83	84	2	2.1	1.48	1.52
Com/Ind Low Tier	34,132	34,132	0	0.0	930	886	-43	-4.7	2.72	2.60
Com/Ind Hi Tier	174,183	174,183	0	0.0	6,235	5,933	-303	-4.9	3.58	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,350	9,350	0	0.0	335	319	-16	-4.9	3.58	3.41
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	263	263	0	0.0	3	3	0	1.5	1.06	1.08
Total	1,381,030	1,381,030	0	0.0	20,911	20,899	-12	-0.1	1.51	1.51

Tax Base

Tax Rates

	Tax Capacity				Pct Chng	Net Tax Cap (Pctg)			Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter	
Total Tax Capacity	16,029	16,029	0	0.0	County	28.45	29.22	0.000	0.000	
(-) TIF Tax Capacity	1,796	2,084	288	16.0	City/Town	51.86	52.17	0.000	0.000	
(-) FD Contrib Tax Cap	1,493	0	-1,493	-100	School District	19.24	19.72	1.522	1.657	
(=) Taxable Tax Capacity	12,741	13,945	1,205	9.5	Special District	6.77	6.83	0.000	0.000	
FD Distrib Tax Cap	1,310	0	-1,310	-100	Total	106.32	107.94	1.522	1.657	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	135,600	135,600	0.0	1,398	1,438	40	2.9	1.03	1.06
Res Hmstd: Avg Val	203,200	203,200	0.0	2,280	2,341	61	2.7	1.12	1.15
Res Hmstd: Hi Val	270,900	270,900	0.0	3,164	3,244	81	2.6	1.17	1.20
Res Hmstd: Ex-Hi Val	406,500	406,500	0.0	4,934	5,055	121	2.5	1.21	1.24
Apartment	300,000	300,000	0.0	4,443	4,545	102	2.3	1.48	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	4,085	3,895	-190	-4.7	2.72	2.60
Comm/Ind: Med Val	300,000	300,000	0.0	9,456	9,005	-451	-4.8	3.15	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,519	32,852	-1,667	-4.8	3.45	3.29

County: Washington

Stillwater

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	245,396	245,396	0	0.0	2,203	2,292	89	4.1	0.90	0.93
ResNonHm 1 Unit	10,347	10,347	0	0.0	97	101	4	3.9	0.94	0.97
ResNonHm 2-3Unit	4,631	4,631	0	0.0	52	54	2	3.8	1.12	1.16
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	549	549	0	0.0	6	7	0	2.3	1.18	1.21
Com/Ind Low Tier	938	938	0	0.0	21	20	-1	-4.1	2.26	2.17
Com/Ind Hi Tier	798	798	0	0.0	24	23	-1	-4.3	2.96	2.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,284	1,284	0	0.0	38	36	-2	-4.3	2.96	2.83
AgHmstd: House	15,651	15,651	0	0.0	136	142	6	4.2	0.87	0.91
AgHmstd: Land	7,846	7,846	0	0.0	20	21	1	4.9	0.25	0.27
Ag NonHmstd	5,274	5,274	0	0.0	41	42	1	3.0	0.77	0.79
Total	292,715	292,715	0	0.0	2,637	2,737	100	3.8	0.90	0.94

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng		Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng			Base	Alter	Base	Alter
Total Tax Capacity	2,950	2,950	0	0.0	County	31.27	32.12	0.000	0.000	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.65	18.45	0.000	0.000	
(-) FD Contrib Tax Cap	9	0	-9	-100	School District	19.24	19.72	1.522	1.657	
(=) Taxable Tax Capacity	2,941	2,950	9	0.3	Special District	8.87	9.03	0.000	0.000	
FD Distrib Tax Cap	125	0	-125	-100	Total	77.04	79.31	1.522	1.657	

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	217,700	217,700	0.0	1,832	1,911	79	4.3	0.84	0.88
Res Hmstd: Avg Val	326,300	326,300	0.0	2,931	3,050	118	4.0	0.90	0.93
Res Hmstd: Hi Val	435,000	435,000	0.0	4,013	4,171	158	3.9	0.92	0.96
Res Hmstd: Ex-Hi Val	652,600	652,600	0.0	6,314	6,560	246	3.9	0.97	1.01
Comm/Ind: Lo Val	150,000	150,000	0.0	3,389	3,251	-139	-4.1	2.26	2.17
Comm/Ind: Med Val	300,000	300,000	0.0	7,832	7,502	-330	-4.2	2.61	2.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,564	27,341	-1,224	-4.3	2.86	2.73

County: Washington

West Lakeland

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	406,041	406,041	0	0.0	2,929	3,049	120	4.1	0.72	0.75
ResNonHm 1 Unit	11,465	11,465	0	0.0	85	89	3	4.0	0.74	0.77
ResNonHm 2-3Unit	4,730	4,730	0	0.0	42	44	2	3.8	0.89	0.92
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,499	1,499	0	0.0	13	14	0	3.7	0.88	0.92
Com/Ind Low Tier	1,671	1,671	0	0.0	39	31	-7	-19.0	2.33	1.88
Com/Ind Hi Tier	5,474	5,474	0	0.0	167	134	-33	-19.5	3.05	2.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,966	1,966	0	0.0	60	48	-12	-19.5	3.05	2.46
AgHmstd: House	3,719	3,719	0	0.0	25	26	1	4.4	0.67	0.69
AgHmstd: Land	2,689	2,689	0	0.0	5	5	0	4.7	0.19	0.20
Ag NonHmstd	4,521	4,521	0	0.0	27	27	1	2.7	0.59	0.60
Total	443,774	443,774	0	0.0	3,392	3,468	76	2.2	0.76	0.78

Tax Base

Tax Rates

	Pct				Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Chng	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,558	4,558	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	3.60	3.73	0.000	0.000
(-) FD Contrib Tax Cap	71	0	-71	-100	School District	19.24	19.72	1.522	1.657
(=) Taxable Tax Capacity	4,487	4,558	71	1.6	Special District	4.73	4.86	0.000	0.000
FD Distrib Tax Cap	212	0	-212	-100	Total	58.84	60.43	1.522	1.657

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	231,300	231,300	0.0	1,549	1,617	68	4.4	0.67	0.70
Res Hmstd:Avg Val	346,700	346,700	0.0	2,507	2,609	102	4.1	0.72	0.75
Res Hmstd: Hi Val	462,200	462,200	0.0	3,423	3,559	136	4.0	0.74	0.77
Res Hmstd: Ex-Hi Val	693,500	693,500	0.0	5,421	5,632	212	3.9	0.78	0.81
Comm/Ind: Lo Val	150,000	150,000	0.0	3,489	2,826	-663	-19.	2.33	1.88
Comm/Ind: Med Val	300,000	300,000	0.0	8,065	6,510	-1,554	-19.	2.69	2.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,419	23,706	-5,713	-19.	2.94	2.37

County: Washington

Willernie city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	22,148	22,148	0	0.0	214	232	18	8.2	0.97	1.05
ResNonHm 1 Unit	2,466	2,466	0	0.0	30	31	2	6.7	1.20	1.28
ResNonHm 2-3Unit	187	187	0	0.0	3	3	0	6.6	1.47	1.56
Apartments	526	526	0	0.0	8	8	1	6.6	1.47	1.56
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Low Tier	2,176	2,176	0	0.0	57	58	1	1.0	2.64	2.66
Com/Ind Hi Tier	1,174	1,174	0	0.0	41	41	0	0.9	3.47	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	194	194	0	0.0	7	7	0	0.9	3.47	3.50
AgHmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	28,871	28,871	0	0.0	359	380	21	5.9	1.24	1.32

Tax Base

Tax Rates

	Tax Base				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	315	315	0	0.0	County	31.28	32.13	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.74	47.29	0.000	0.000
(-) FD Contrib Tax Cap	12	0	-12	-100	School District	27.39	28.93	1.218	1.314
(=) Taxable Tax Capacity	303	315	12	4.0	Special District	6.06	6.12	0.000	0.000
FD Distrib Tax Cap	66	0	-66	-100	Total	107.47	114.48	1.218	1.314

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,100	82,100	82,100	0.0	684	749	65	9.6	0.83	0.91
Res Hmstd: Avg Val	123,000	123,000	123,000	0.0	1,210	1,308	98	8.1	0.98	1.06
Res Hmstd: Hi Val	164,000	164,000	164,000	0.0	1,737	1,868	131	7.5	1.06	1.14
Res Hmstd: Ex-Hi Val	246,100	246,100	246,100	0.0	2,794	2,990	196	7.0	1.14	1.21
Apartment	300,000	300,000	300,000	0.0	4,395	4,687	292	6.6	1.47	1.56
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,953	3,990	38	1.0	2.64	2.66
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,162	9,245	83	0.9	3.05	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	33,472	33,767	295	0.9	3.35	3.38

County: Washington

Woodbury city

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alter
Res Homestead	3,648,928	3,648,928	0	0.0	42,042	43,611	1,570	3.7	1.15	1.20
ResNonHm 1 Unit	148,373	148,373	0	0.0	1,805	1,867	62	3.5	1.22	1.26
ResNonHm 2-3Unit	34,989	34,989	0	0.0	518	535	17	3.3	1.48	1.53
Apartments	213,936	213,936	0	0.0	3,195	3,302	107	3.4	1.49	1.54
Seasonal Rec	1,878	1,878	0	0.0	28	29	1	3.4	1.51	1.56
Com/Ind Low Tier	33,949	33,949	0	0.0	921	869	-52	-5.7	2.71	2.56
Com/Ind Hi Tier	589,980	589,980	0	0.0	20,757	19,385	-1,372	-6.6	3.52	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	37,889	37,889	0	0.0	1,361	1,292	-70	-5.1	3.59	3.41
AgHmstd: House	11,036	11,036	0	0.0	129	134	5	3.7	1.17	1.21
AgHmstd: Land	6,642	6,642	0	0.0	27	28	1	2.7	0.41	0.42
Ag NonHmstd	46,729	46,729	0	0.0	462	470	8	1.8	0.99	1.01
Total	4,774,328	4,774,328	0	0.0	71,245	71,522	276	0.4	1.49	1.50

Tax Base

Tax Rates

	Taxable Market Value				Pct Chng	Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Chng	Pct Chng		Base	Alter	Base	Alter
Total Tax Capacity	54,865	54,865	0	0.0	County	31.27	32.12	0.000	0.000
(-) TIF Tax Capacity	138	138	0	0.0	City/Town	31.04	30.53	0.224	0.224
(-) FD Contrib Tax Cap	4,693	0	-4,693	-100	School District	29.10	30.16	1.902	2.137
(=) Taxable Tax Capacity	50,034	54,728	4,693	9.4	Special District	9.06	9.28	0.000	0.000
FD Distrib Tax Cap	3,522	0	-3,522	-100	Total	100.48	102.09	2.126	2.361

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	154,600	154,600	0.0	1,649	1,710	61	3.7	1.07	1.11
Res Hmstd: Avg Val	231,800	231,800	0.0	2,658	2,750	92	3.5	1.15	1.19
Res Hmstd: Hi Val	309,000	309,000	0.0	3,667	3,790	122	3.3	1.19	1.23
Res Hmstd: Ex-Hi Val	463,700	463,700	0.0	5,645	5,829	184	3.3	1.22	1.26
Apartment	300,000	300,000	0.0	4,406	4,537	131	3.0	1.47	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	4,093	3,869	-224	-5.5	2.73	2.58
Comm/Ind: Med Val	300,000	300,000	0.0	9,444	8,909	-536	-5.7	3.15	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,417	32,430	-1,987	-5.8	3.44	3.24