

House Research Simulation Report: Property Tax

Simulation #7C2

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DESCRIPTION

BASELINE: Actual Pay 2007

ALTERNATIVE: Projected Pay 2008: Current Law

This report is a projection of property taxes payable in 2008 under current law. The payable 2007 baseline for the simulation is based on actual data reported by the counties. The payable 2008 projections result from a joint working group consisting of staff from the House and Senate and the departments of Education and Revenue. Property value projections are based on growth patterns for the previous year, combined with input from many county assessors. For the most part, non-school levy projections are based on historical growth rates, adjusted for changes in state aids. School levies are based on Dept. of Education statewide estimates, apportioned to individual school districts via formula.

KEY POINTS

- **Statewide, property taxes are projected to increase by \$598 million, or 8.8%**, according to the simulation. Approximately \$153 million of the \$598 million increase is borne by new construction - property that will appear on the tax rolls for the first time in 2008. The overall tax increases are projected to be 10.3% in Greater Minnesota and 8% in the Metro area.
- **On a statewide average basis, property tax changes vary by property type from -2.7% (on public utility property) to +11.8% (on residential non-homestead property).** Increases on the largest property types (existing properties only) are 6.4% on residential homesteads, 3.9% on apartments, 6.3% on commercial-industrial property, 10% on agricultural property, and 8.8% on seasonal-recreational property.

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

ASSUMPTIONS:**BASELINE: Actual Pay 2007**

- **Property values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment.
- **Local government levies** are from a survey of county auditors done by the Dept. of Revenue.
- **Tax increment financing (TIF) net tax capacities** are preliminary values from the abstracts of assessment submitted by county assessors to the Dept. of Revenue; the final figures will be reported later this year when the abstracts of tax lists are filed by county auditors.

ALTERNATIVE: Projected Pay 2008: Current Law

- **Market values** are based on growth rates derived from actual growth rates in taxable property values between payable year 2006 and payable year 2007 for each type of property within each county, with separate rates determined for existing property and new construction. For more than half the counties, the county assessor either provided alternative growth rates (which were used instead), or indicated that the estimated growth rates looked to be “in the ballpark.” City-specific growth estimates were provided for Hennepin County; for Ramsey County separate estimates were provided for St. Paul and the remainder of the county. Market value growth for property types with a tiered class rate structure were assumed to be split between tiers in the same percentages as the growth from pay 2006 to pay 2007, on a city-by-city and a class-by-class basis. Public utility values were modified to take into account the new valuation rules taking effect for assessment year 2007, at the 20 percent phase-in rate.
- **School district levies** were modeled under the direction of a joint House/Senate/Revenue Dept./Education Dept. working group. The baseline pay 2008 levies were developed to match statewide levy estimates by category developed by the Dept. of Education. Approximately \$87 million of new operating referendum levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across all districts statewide (except Minneapolis and St. Paul). Approximately \$50 million of new debt levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across all districts statewide.
- **County levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Each county’s 2007 general levy plus aid was increased by its three-year average levy plus aid growth rate. General levy amounts were derived by subtracting projected 2008 aid amounts from the levy plus aid projections. The resulting general levy was not allowed to be less than in 2007, nor to exceed the 2007 levy by more than 12%. Each county’s jail and debt service levies were projected separately from the general levy. Levy assumptions for the three largest counties were discussed with county officials for a “reality check.”
- **City and town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The basic methodology applied each jurisdiction’s average growth rate in levy plus aid for the previous three years to its 2007 levy plus aid amount. Levy amounts were derived by subtracting projected 2008 aid amounts from the levy plus aid projections. Levy amounts were not allowed to be less than in payable 2007, nor were they allowed to grow by more than 15%. Levy assumptions for the eight largest cities were discussed with city officials for a “reality check.”
- **Special taxing district levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Generally, special district levies were assumed to grow by the same percentage as they grew this year. Some adjustments were made based on input from public officials in some of the larger jurisdictions. Metro-wide special taxing districts were modeled based upon the levy limits governing each agency, recent trends in levy growth, plus some input from agency officials.
- **The state property tax levy** is assumed to be \$717.4 million; resulting in a commercial-industrial rate of 44.8% and a seasonal-recreational rate of 20.1%.
- **Fiscal disparities** net tax capacities and distribution levies were modeled by the House Research Dept.
- **Tax increment financing (TIF) net tax capacities** were assumed to increase at the same rate in each jurisdiction as the growth in commercial-industrial market values (existing plus new construction).

SIMULATION PARAMETERS

	Baseline	Alternative
Disabled homestead	0.45%	0.45%
Residential Homestead:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
Residential Non-homestead:		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
Apartments:		
Regular	1.25	1.25
Low-income	0.75	0.75
Commercial-Industrial-Public Utility:		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
Seasonal Recreational Commercial:		
Homestead resorts (1c):		
<\$500,000	0.55	0.55
\$500,000 - \$2,200,000	1.0	1.0
>\$2,200,000	1.25	1.25
Nonhomestead resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
Seasonal Recreational Residential:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
Agricultural land & buildings:		
Homestead:		
<\$600,000	0.55	0.55
>\$600,000	1.0	1.0
Nonhomestead	1.0	1.0
Credits:		
Homestead:		
Rate	0.4%	0.4%
Maximum	\$304	\$304
Phase-out rate	0.09%	0.09%
Agricultural:		
Rate	0.3%	0.3%
Maximum	\$345	\$345
Phase-out rate	0.05%	0.05%

STATEWIDE

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	308,067,835	324,439,387	16,371,553	5.3	3,225,086	3,430,187	205,101	6.4	1.05	1.06
ResNonHm 1 Exist	25,294,860	28,225,793	2,930,933	11.6	291,904	326,147	34,243	11.7	1.15	1.16
ResNonHm23 Exist	8,484,472	9,528,755	1,044,283	12.3	120,627	135,064	14,437	12.0	1.42	1.42
Apartments Exist	17,687,965	18,356,672	668,707	3.8	256,451	266,419	9,968	3.9	1.45	1.45
Low-income Apts	2,182,151	2,267,809	85,658	3.9	19,942	20,777	835	4.2	0.91	0.92
Seas Rec: Exist	20,869,181	24,122,883	3,253,702	15.6	193,322	210,314	16,992	8.8	0.93	0.87
Com/Ind Lo Exist	9,460,155	9,832,099	371,944	3.9	237,113	241,363	4,250	1.8	2.51	2.45
Com/Ind Hi Exist	56,170,172	61,579,655	5,409,483	9.6	1,814,098	1,938,128	124,030	6.8	3.23	3.15
Publ U: Elec Gen	1,525,273	1,496,108	-29,165	-1.9	33,232	32,438	-794	-2.4	2.18	2.17
Publ U: Other	5,920,659	5,906,612	-14,047	-0.2	183,653	178,455	-5,198	-2.8	3.10	3.02
AgHm House Exist	11,826,365	12,805,677	979,312	8.3	97,632	106,794	9,162	9.4	0.83	0.83
AgHm Land: Exist	34,781,302	38,918,157	4,136,855	11.9	163,561	180,070	16,510	10.1	0.47	0.46
Ag NonHm: Exist	16,948,997	19,207,868	2,258,870	13.3	145,778	160,753	14,974	10.3	0.86	0.84
ResHmstd: NewCon	0	5,481,554	5,481,554	0.0	0	60,398	60,398	0.0	0.00	1.10
All Other NewCon	0	5,429,614	5,429,614	0.0	0	92,883	92,883	0.0	0.00	1.71
Total	519,219,387	567,598,645	48,379,258	9.3	6,782,400	7,380,191	597,791	8.8	1.31	1.30

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	5,842,395	6,395,774	553,379	9.5	County	40.79	40.17	0.06	0.05
(-) TIF Tax Capacity	292,160	326,946	34,786	11.9	City/Town	30.55	30.20	0.63	0.61
(-) FD Contrib Tax Cap	305,743	349,828	44,085	14.4	School District	21.49	21.11	13.10	14.37
(=) Taxable Tax Capacity	5,244,492	5,719,000	474,508	9.0	Special District	4.55	4.50	0.00	0.00
FD Distrib Tax Cap	305,747	349,828	44,081	14.4	Total	97.38	95.98	13.79	15.03

GREATER MINNESOTA

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	98,526,848	106,249,502	7,722,654	7.8	968,978	1,059,136	90,158	9.3	0.98	1.00
ResNonHm 1 Exist	8,435,465	9,296,168	860,703	10.2	97,168	107,195	10,027	10.3	1.15	1.15
ResNonHm23 Exist	2,704,739	2,982,795	278,055	10.3	38,510	42,430	3,920	10.2	1.42	1.42
Apartments Exist	3,477,501	3,685,675	208,173	6.0	53,061	56,470	3,409	6.4	1.53	1.53
Low-income Apts	771,559	808,681	37,123	4.8	7,447	7,880	433	5.8	0.97	0.97
Seas Rec: Exist	20,401,444	23,600,767	3,199,323	15.7	188,098	204,693	16,595	8.8	0.92	0.87
Com/Ind Lo Exist	5,506,361	5,730,500	224,139	4.1	139,780	142,905	3,125	2.2	2.54	2.49
Com/Ind Hi Exist	12,334,904	13,249,603	914,698	7.4	402,182	423,388	21,206	5.3	3.26	3.20
Publ U: Elec Gen	1,258,130	1,235,152	-22,978	-1.8	27,364	26,672	-693	-2.5	2.17	2.16
Publ U: Other	3,581,356	3,604,497	23,142	0.6	108,957	106,779	-2,178	-2.0	3.04	2.96
AgHm House Exist	10,482,309	11,378,535	896,226	8.5	85,938	94,303	8,364	9.7	0.82	0.83
AgHm Land: Exist	33,198,968	37,148,173	3,949,205	11.9	157,307	173,051	15,743	10.0	0.47	0.47
Ag NonHm: Exist	15,720,989	17,795,187	2,074,198	13.2	135,036	148,604	13,569	10.0	0.86	0.84
ResHmstd: NewCon	0	2,616,662	2,616,662	0.0	0	28,046	28,046	0.0	0.00	1.07
All Other NewCon	0	2,520,437	2,520,437	0.0	0	36,768	36,768	0.0	0.00	1.46
Total	216,400,573	241,902,334	25,501,760	11.8	2,409,825	2,658,318	248,493	10.3	1.11	1.10

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,257,861	2,516,510	258,649	11.5	County	48.69	47.47	0.03	0.03
(-) TIF Tax Capacity	54,501	60,421	5,920	10.9	City/Town	27.79	27.15	0.12	0.12
(-) FD Contrib Tax Cap	3,022	3,500	478	15.8	School District	19.77	19.45	11.03	12.81
(=) Taxable Tax Capacity	<u>2,200,338</u>	<u>2,452,589</u>	<u>252,251</u>	<u>11.5</u>	Special District	<u>1.60</u>	<u>1.53</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	3,026	3,500	474	15.7	Total	97.85	95.60	11.18	12.96

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	101,500	109,500	7.9	826	915	89	10.8	0.81	0.84
Res Hmstd: Avg Val	152,200	164,100	7.8	1,424	1,557	133	9.3	0.94	0.95
Res Hmstd: Hi Val	202,900	218,800	7.8	2,022	2,200	177	8.8	1	1.01
Res Hmstd: Ex-Hi Val	304,400	328,300	7.9	3,221	3,487	266	8.3	1.06	1.06
Apartment (Mkt rate)	300,000	318,000	6.0	4,005	4,212	207	5.2	1.33	1.32
Seas Rec: Lo Val	100,000	115,000	15.0	1,109	1,239	130	11.7	1.11	1.08
Seas Rec: Hi Val	300,000	345,000	15.0	3,544	3,900	356	10.0	1.18	1.13
Comm/Ind: Lo Val	150,000	161,100	7.4	3,451	3,679	228	6.6	2.30	2.28
Comm/Ind: Med Val	300,000	322,200	7.4	7,996	8,411	416	5.2	2.67	2.61
Comm/Ind: Hi Val	1,000,000	1,074,200	7.4	29,207	30,501	1,294	4.4	2.92	2.84

METRO AREA

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	209,540,987	218,189,886	8,648,898	4.1	2,256,109	2,371,051	114,943	5.1	1.08	1.09
ResNonHm 1 Exist	16,859,395	18,929,625	2,070,230	12.3	194,736	218,952	24,215	12.4	1.16	1.16
ResNonHm23 Exist	5,779,732	6,545,960	766,228	13.3	82,117	92,634	10,517	12.8	1.42	1.42
Apartments Exist	14,210,464	14,670,998	460,534	3.2	203,391	209,950	6,559	3.2	1.43	1.43
Low-income Apts	1,410,592	1,459,128	48,536	3.4	12,495	12,898	403	3.2	0.89	0.88
Seas Rec: Exist	467,737	522,116	54,379	11.6	5,224	5,621	397	7.6	1.12	1.08
Com/Ind Lo Exist	3,953,794	4,101,599	147,805	3.7	97,333	98,459	1,126	1.2	2.46	2.40
Com/Ind Hi Exist	43,835,268	48,330,053	4,494,785	10.3	1,411,916	1,514,740	102,823	7.3	3.22	3.13
Publ U: Elec Gen	267,143	260,956	-6,187	-2.3	5,868	5,766	-102	-1.7	2.20	2.21
Publ U: Other	2,339,303	2,302,114	-37,189	-1.6	74,697	71,677	-3,020	-4.0	3.19	3.11
AgHm House Exist	1,344,057	1,427,143	83,086	6.2	11,694	12,492	798	6.8	0.87	0.88
AgHm Land: Exist	1,582,334	1,769,984	187,650	11.9	6,253	7,020	767	12.3	0.40	0.40
Ag NonHm: Exist	1,228,008	1,412,680	184,672	15.0	10,743	12,148	1,406	13.1	0.87	0.86
ResHmstd: NewCon	0	2,864,893	2,864,893	0.0	0	32,352	32,352	0.0	0.00	1.13
All Other NewCon	0	2,909,177	2,909,177	0.0	0	56,115	56,115	0.0	0.00	1.93
Total	302,818,814	325,696,311	22,877,497	7.6	4,372,575	4,721,873	349,298	8.0	1.44	1.45

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,584,533	3,879,263	294,730	8.2	County	35.08	34.69	0.07	0.07
(-) TIF Tax Capacity	237,658	266,524	28,866	12.1	City/Town	32.55	32.48	0.89	0.86
(-) FD Contrib Tax Cap	302,721	346,328	43,607	14.4	School District	22.74	22.36	14.12	15.16
(=) Taxable Tax Capacity	3,044,153	3,266,411	222,257	7.3	Special District	6.69	6.73	0.00	0.00
FD Distrib Tax Cap	302,721	346,328	43,607	14.4	Total	97.05	96.26	15.08	16.09

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	181,600	189,100	7,500	4.1	1,827	1,922	95	5.2	1.01	1.02
Res Hmstd: Avg Val	272,300	283,500	11,200	4.1	2,926	3,068	142	4.9	1.07	1.08
Res Hmstd: Hi Val	362,900	377,900	15,000	4.1	4,023	4,214	190	4.7	1.11	1.11
Res Hmstd: Ex-Hi Val	544,500	567,000	22,500	4.1	6,213	6,532	318	5.1	1.14	1.15
Apartment (Mkt rate)	300,000	309,700	9,700	3.2	4,092	4,225	133	3.3	1.36	1.36
Comm/Ind: Lo Val	150,000	165,400	15,400	10.3	3,646	4,032	386	10.6	2.43	2.44
Comm/Ind: Med Val	300,000	330,800	30,800	10.3	8,432	9,169	737	8.7	2.81	2.77
Comm/Ind: Hi Val	1,000,000	1,102,500	102,500	10.3	30,767	33,135	2,367	7.7	3.08	3.01

GREATER MINNESOTA CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	56,876,448	60,460,881	3,584,433	6.3	623,067	676,871	53,803	8.6	1.10	1.12
ResNonHm 1 Exist	5,200,954	5,713,526	512,572	9.9	65,847	72,875	7,028	10.7	1.27	1.28
ResNonHm23 Exist	1,950,616	2,149,434	198,819	10.2	29,552	32,684	3,133	10.6	1.52	1.52
Apartments Exist	3,415,183	3,618,796	203,613	6.0	52,367	55,738	3,371	6.4	1.53	1.54
Low-income Apts	770,799	807,921	37,123	4.8	7,439	7,872	433	5.8	0.97	0.97
Seas Rec: Exist	2,619,924	3,025,766	405,842	15.5	27,231	29,573	2,341	8.6	1.04	0.98
Com/Ind Lo Exist	4,515,757	4,673,503	157,747	3.5	118,745	121,193	2,448	2.1	2.63	2.59
Com/Ind Hi Exist	11,261,045	12,054,457	793,413	7.0	372,312	391,249	18,938	5.1	3.31	3.25
Publ U: Elec Gen	1,229,399	1,206,621	-22,779	-1.9	26,848	26,151	-696	-2.6	2.18	2.17
Publ U: Other	1,369,898	1,354,968	-14,929	-1.1	45,614	44,236	-1,378	-3.0	3.33	3.26
AgHm House Exist	363,044	391,400	28,356	7.8	4,002	4,387	385	9.6	1.10	1.12
AgHm Land: Exist	444,708	498,856	54,148	12.2	2,521	2,856	335	13.3	0.57	0.57
Ag NonHm: Exist	548,719	622,964	74,245	13.5	6,307	7,046	739	11.7	1.15	1.13
ResHmstd: NewCon	0	1,539,966	1,539,966	0.0	0	18,257	18,257	0.0	0.00	1.19
All Other NewCon	0	1,385,893	1,385,893	0.0	0	26,452	26,452	0.0	0.00	1.91
Total	90,566,493	99,504,954	8,938,461	9.9	1,381,853	1,517,442	135,589	9.8	1.53	1.52

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,077,502	1,181,608	104,107	9.7	County	47.65	46.64	0.02	0.02
(-) TIF Tax Capacity	53,792	59,631	5,839	10.9	City/Town	43.52	43.86	0.20	0.20
(-) FD Contrib Tax Cap	2,155	2,488	332	15.4	School District	20.93	20.65	11.60	13.38
(=) Taxable Tax Capacity	1,021,554	1,119,489	97,935	9.6	Special District	1.79	1.72	0.00	0.00
FD Distrib Tax Cap	2,376	2,748	372	15.7	Total	113.88	112.88	11.82	13.60

**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	89,900	95,600	6.3	839	923	84	10.0	0.93	0.97
Res Hmstd: Avg Val	134,700	143,200	6.3	1,442	1,568	126	8.7	1.07	1.09
Res Hmstd: Hi Val	179,600	190,900	6.3	2,047	2,214	167	8.2	1.14	1.16
Res Hmstd: Ex-Hi Val	269,500	286,500	6.3	3,258	3,509	251	7.7	1.21	1.22
Apartment (Mkt rate)	300,000	317,900	6.0	4,625	4,918	293	6.3	1.54	1.55
Comm/Ind: Lo Val	150,000	160,600	7.1	3,821	4,100	279	7.3	2.55	2.55
Comm/Ind: Med Val	300,000	321,100	7.0	8,857	9,380	523	5.9	2.95	2.92
Comm/Ind: Hi Val	1,000,000	1,070,500	7.1	32,356	34,031	1,675	5.2	3.24	3.18

GREATER MINNESOTA TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	41,650,399	45,788,620	4,138,221	9.9	345,910	382,265	36,355	10.5	0.83	0.83
ResNonHm 1 Exist	3,234,511	3,582,641	348,131	10.8	31,320	34,320	2,999	9.6	0.97	0.96
ResNonHm23 Exist	754,124	833,361	79,237	10.5	8,959	9,746	787	8.8	1.19	1.17
Apartments Exist	62,318	66,879	4,560	7.3	694	732	38	5.5	1.11	1.09
Low-income Apts	760	760	0	0.0	8	8	0	-2.1	1.03	1.01
Seas Rec: Exist	17,781,520	20,575,001	2,793,480	15.7	160,867	175,121	14,254	8.9	0.90	0.85
Com/Ind Lo Exist	990,605	1,056,997	66,392	6.7	21,034	21,711	677	3.2	2.12	2.05
Com/Ind Hi Exist	1,073,860	1,195,145	121,286	11.3	29,870	32,139	2,269	7.6	2.78	2.69
Publ U: Elec Gen	28,730	28,532	-199	-0.7	517	520	4	0.7	1.80	1.82
Publ U: Other	2,211,458	2,249,529	38,071	1.7	63,343	62,543	-800	-1.3	2.86	2.78
AgHm House Exist	10,119,264	10,987,134	867,870	8.6	81,936	89,915	7,979	9.7	0.81	0.82
AgHm Land: Exist	32,754,260	36,649,317	3,895,056	11.9	154,786	170,195	15,409	10.0	0.47	0.46
Ag NonHm: Exist	15,172,270	17,172,224	1,999,953	13.2	128,728	141,558	12,830	10.0	0.85	0.82
ResHmstd: NewCon	0	1,076,696	1,076,696	0.0	0	9,789	9,789	0.0	0.00	0.91
All Other NewCon	0	1,134,544	1,134,544	0.0	0	10,316	10,316	0.0	0.00	0.91
Total	125,834,080	142,397,379	16,563,299	13.2	1,027,972	1,140,876	112,904	11.0	0.82	0.80

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,180,360	1,334,902	154,542	13.1	County	49.60	48.15	0.03	0.03
(-) TIF Tax Capacity	709	790	80	11.3	City/Town	14.15	13.12	0.01	0.01
(-) FD Contrib Tax Cap	867	1,012	145	16.8	School District	18.77	18.44	10.23	12.02
(=) Taxable Tax Capacity	<u>1,178,784</u>	<u>1,333,100</u>	<u>154,316</u>	<u>13.1</u>	Special District	<u>1.44</u>	<u>1.37</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	650	752	102	15.7	Total	83.96	81.08	10.27	12.06

**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	123,400	135,700	10.0	901	1,014	112	12.5	0.73	0.75
Res Hmstd:Avg Val	185,000	203,400	9.9	1,537	1,705	168	10.9	0.83	0.84
Res Hmstd: Hi Val	246,600	271,100	9.9	2,173	2,397	224	10.3	0.88	0.88
Res Hmstd: Ex-Hi Val	370,000	406,800	9.9	3,447	3,783	336	9.7	0.93	0.93
Apartment (Mkt rate)	300,000	322,000	7.3	3,456	3,652	196	5.7	1.15	1.13
Seas Rec: Lo Val	100,000	115,000	15.0	970	1,072	102	10.5	0.97	0.93
Seas Rec: Hi Val	300,000	345,000	15.0	3,127	3,399	272	8.7	1.04	0.99
Comm/Ind: Lo Val	150,000	166,900	11.3	3,125	3,459	335	10.7	2.08	2.07
Comm/Ind: Med Val	300,000	333,900	11.3	7,239	7,865	626	8.6	2.41	2.36
Comm/Ind: Hi Val	1,000,000	1,112,900	11.3	26,441	28,417	1,976	7.5	2.64	2.55

NORTHWEST CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	4,631,698	4,958,853	327,155	7.1	53,280	58,004	4,724	8.9	1.15	1.17
ResNonHm 1 Exist	409,121	444,643	35,522	8.7	5,537	6,072	535	9.7	1.35	1.37
ResNonHm23 Exist	145,262	156,915	11,653	8.0	2,240	2,423	183	8.2	1.54	1.54
Apartments Exist	366,851	389,954	23,104	6.3	5,903	6,314	411	7.0	1.61	1.62
Low-income Apts	90,709	97,354	6,645	7.3	935	1,009	74	7.9	1.03	1.04
Seas Rec: Exist	168,193	196,605	28,412	16.9	1,946	2,165	219	11.3	1.16	1.10
Com/Ind Lo Exist	556,320	572,448	16,128	2.9	14,837	15,067	230	1.6	2.67	2.63
Com/Ind Hi Exist	952,226	1,017,115	64,889	6.8	28,825	30,253	1,428	5.0	3.03	2.97
Publ U: Elec Gen	21,247	21,315	68	0.3	436	448	13	2.9	2.05	2.10
Publ U: Other	94,982	95,120	137	0.1	3,356	3,321	-34	-1.0	3.53	3.49
AgHm House Exist	19,720	21,579	1,859	9.4	233	259	25	10.8	1.18	1.20
AgHm Land: Exist	36,349	41,281	4,932	13.6	246	279	33	13.5	0.68	0.68
Ag NonHm: Exist	36,905	40,660	3,755	10.2	471	516	45	9.6	1.28	1.27
ResHmstd: NewCon	0	130,775	130,775	0.0	0	1,653	1,653	0.0	0.00	1.26
All Other NewCon	0	132,302	132,302	0.0	0	2,820	2,820	0.0	0.00	2.13
Total	7,529,583	8,316,919	787,336	10.5	118,244	130,602	12,358	10.5	1.57	1.57

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	89,612	98,954	9,342	10.4	County	54.02	52.51	0.00	0.00
(-) TIF Tax Capacity	4,545	5,044	498	11.0	City/Town	45.96	46.15	0.35	0.34
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.45	21.39	10.72	12.46
(=) Taxable Tax Capacity	85,066	93,910	8,844	10.4	Special District	3.49	3.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.92	123.63	11.08	12.80

**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	67,600	72,400	7.1	649	698	49	7.6	0.96	0.96
Res Hmstd: Avg Val	101,300	108,500	7.1	1,096	1,206	109	10.0	1.08	1.11
Res Hmstd: Hi Val	135,000	144,500	7.0	1,585	1,729	144	9.1	1.17	1.2
Res Hmstd: Ex-Hi Val	202,600	216,900	7.1	2,565	2,782	217	8.5	1.27	1.28
Apartment (Mkt rate)	300,000	318,900	6.3	5,017	5,337	320	6.4	1.67	1.67
Comm/Ind: Lo Val	150,000	160,200	6.8	4,058	4,338	280	6.9	2.71	2.71
Comm/Ind: Med Val	300,000	320,400	6.8	9,414	9,940	526	5.6	3.14	3.10
Comm/Ind: Hi Val	1,000,000	1,068,100	6.8	34,406	36,084	1,677	4.9	3.44	3.38

NORTHWEST TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	5,382,252	5,916,662	534,410	9.9	43,181	47,650	4,469	10.3	0.80	0.81
ResNonHm 1 Exist	352,907	383,287	30,380	8.6	3,474	3,746	271	7.8	0.98	0.98
ResNonHm23 Exist	117,161	126,207	9,046	7.7	1,268	1,344	75	5.9	1.08	1.06
Apartments Exist	9,090	9,502	412	4.5	90	92	2	2.6	0.99	0.97
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	3,662,725	4,210,103	547,379	14.9	32,930	35,596	2,666	8.1	0.90	0.85
Com/Ind Lo Exist	151,003	160,150	9,147	6.1	3,225	3,318	92	2.9	2.14	2.07
Com/Ind Hi Exist	163,152	175,479	12,328	7.6	4,733	4,926	193	4.1	2.90	2.81
Publ U: Elec Gen	357	360	2	0.7	5	5	0	-1.9	1.34	1.31
Publ U: Other	406,642	417,756	11,113	2.7	12,141	12,082	-59	-0.5	2.99	2.89
AgHm House Exist	1,432,493	1,567,829	135,336	9.4	11,723	12,957	1,234	10.5	0.82	0.83
AgHm Land: Exist	5,178,078	5,834,795	656,717	12.7	25,583	28,380	2,797	10.9	0.49	0.49
Ag NonHm: Exist	3,022,100	3,435,338	413,239	13.7	28,102	31,059	2,957	10.5	0.93	0.90
ResHmstd: NewCon	0	162,277	162,277	0.0	0	1,439	1,439	0.0	0.00	0.89
All Other NewCon	0	196,337	196,337	0.0	0	1,701	1,701	0.0	0.00	0.87
Total	19,877,959	22,596,083	2,718,124	13.7	166,455	184,294	17,840	10.7	0.84	0.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	185,927	210,993	25,066	13.5	County	50.82	49.36	0.00	0.00
(-) TIF Tax Capacity	54	58	4	7.2	City/Town	13.85	12.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.14	16.85	11.83	13.52
(=) Taxable Tax Capacity	185,873	210,935	25,062	13.5	Special District	3.31	3.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	85.12	82.19	11.83	13.52

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,200	123,300	9.9	816	919	102	12.5	0.73	0.75
Res Hmstd: Avg Val	168,200	184,900	9.9	1,410	1,564	154	10.9	0.84	0.85
Res Hmstd: Hi Val	224,200	246,500	9.9	2,003	2,209	206	10.3	0.89	0.9
Res Hmstd: Ex-Hi Val	336,400	369,800	9.9	3,192	3,500	308	9.7	0.95	0.95
Seas Rec: Lo Val	100,000	114,900	14.9	981	1,084	102	10.4	0.98	0.94
Seas Rec: Hi Val	300,000	344,800	14.9	3,162	3,435	273	8.6	1.05	1
Comm/Ind: Lo Val	150,000	161,300	7.5	3,174	3,362	188	5.9	2.12	2.08
Comm/Ind: Med Val	300,000	322,700	7.6	7,347	7,679	333	4.5	2.45	2.38
Comm/Ind: Hi Val	1,000,000	1,075,600	7.6	26,820	27,819	998	3.7	2.68	2.59

NORTH CENTRAL CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	3,617,482	3,954,894	337,412	9.3	34,362	37,503	3,141	9.1	0.95	0.95
ResNonHm 1 Exist	394,167	440,338	46,170	11.7	4,621	5,135	514	11.1	1.17	1.17
ResNonHm23 Exist	149,042	165,809	16,767	11.2	2,080	2,288	208	10.0	1.40	1.38
Apartments Exist	191,197	210,822	19,626	10.3	2,847	3,091	245	8.6	1.49	1.47
Low-income Apts	67,090	70,080	2,991	4.5	665	698	32	4.8	0.99	1.00
Seas Rec: Exist	1,867,666	2,156,147	288,481	15.4	17,761	19,129	1,368	7.7	0.95	0.89
Com/Ind Lo Exist	486,817	514,670	27,853	5.7	12,214	12,568	354	2.9	2.51	2.44
Com/Ind Hi Exist	983,741	1,085,931	102,190	10.4	31,406	33,536	2,130	6.8	3.19	3.09
Publ U: Elec Gen	1,134	1,114	-20	-1.8	31	31	0	0.0	2.72	2.76
Publ U: Other	80,354	80,091	-263	-0.3	2,680	2,597	-83	-3.1	3.33	3.24
AgHm House Exist	29,534	32,180	2,646	9.0	292	319	27	9.2	0.99	0.99
AgHm Land: Exist	34,784	38,829	4,044	11.6	145	160	15	10.1	0.42	0.41
Ag NonHm: Exist	42,064	47,147	5,084	12.1	377	405	28	7.5	0.90	0.86
ResHmstd: NewCon	0	82,420	82,420	0.0	0	829	829	0.0	0.00	1.01
All Other NewCon	0	154,775	154,775	0.0	0	2,423	2,423	0.0	0.00	1.57
Total	7,945,071	9,035,246	1,090,175	13.7	109,481	120,712	11,231	10.3	1.38	1.34

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	93,919	106,913	12,994	13.8	County	41.74	39.63	0.00	0.00
(-) TIF Tax Capacity	3,308	3,669	362	10.9	City/Town	37.97	37.16	0.10	0.09
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.35	17.49	8.09	9.80
(=) Taxable Tax Capacity	90,611	103,243	12,632	13.9	Special District	0.77	0.71	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.83	95.00	8.19	9.89

**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	88,600	96,900	9.4	656	731	76	11.5	0.74	0.75
Res Hmstd:Avg Val	132,900	145,300	9.3	1,169	1,282	113	9.7	0.88	0.88
Res Hmstd: Hi Val	177,100	193,600	9.3	1,682	1,833	150	8.9	0.95	0.95
Res Hmstd: Ex-Hi Val	265,700	290,500	9.3	2,710	2,936	226	8.3	1.02	1.01
Apartment (Mkt rate)	300,000	330,800	10.3	3,952	4,255	304	7.7	1.32	1.29
Comm/Ind: Lo Val	150,000	165,600	10.4	3,428	3,745	317	9.3	2.29	2.26
Comm/Ind: Med Val	300,000	331,200	10.4	7,958	8,539	582	7.3	2.65	2.58
Comm/Ind: Hi Val	1,000,000	1,103,900	10.4	29,096	30,908	1,812	6.2	2.91	2.8

NORTH CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	6,337,889	7,078,323	740,434	11.7	48,200	53,333	5,133	10.6	0.76	0.75
ResNonHm 1 Exist	478,943	534,241	55,298	11.5	4,434	4,815	381	8.6	0.93	0.90
ResNonHm23 Exist	109,890	122,790	12,900	11.7	1,232	1,329	96	7.8	1.12	1.08
Apartments Exist	22,552	24,884	2,333	10.3	237	257	20	8.4	1.05	1.03
Low-income Apts	760	760	0	0.0	8	8	0	-2.1	1.03	1.01
Seas Rec: Exist	5,636,371	6,526,145	889,774	15.8	47,375	51,542	4,167	8.8	0.84	0.79
Com/Ind Lo Exist	190,537	202,994	12,457	6.5	3,808	3,886	78	2.0	2.00	1.91
Com/Ind Hi Exist	152,696	165,637	12,941	8.5	3,937	4,083	147	3.7	2.58	2.47
Publ U: Elec Gen	3,648	3,610	-37	-1.0	77	74	-2	-3.0	2.10	2.06
Publ U: Other	325,676	332,882	7,207	2.2	9,923	9,756	-167	-1.7	3.05	2.93
AgHm House Exist	1,055,888	1,146,676	90,788	8.6	9,015	9,645	630	7.0	0.85	0.84
AgHm Land: Exist	1,887,550	2,163,953	276,403	14.6	7,966	8,861	895	11.2	0.42	0.41
Ag NonHm: Exist	922,579	1,068,197	145,617	15.8	8,469	9,377	908	10.7	0.92	0.88
ResHmstd: NewCon	0	203,520	203,520	0.0	0	1,717	1,717	0.0	0.00	0.84
All Other NewCon	0	234,156	234,156	0.0	0	2,070	2,070	0.0	0.00	0.88
Total	17,124,979	19,808,769	2,683,790	15.7	144,681	160,754	16,073	11.1	0.84	0.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	169,612	196,040	26,428	15.6	County	45.42	43.26	0.00	0.00
(-) TIF Tax Capacity	37	46	8	22.3	City/Town	13.67	12.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.46	18.86	8.37	10.08
(=) Taxable Tax Capacity	169,575	195,994	26,419	15.6	Special District	0.82	0.76	0.00	0.00
FD Distrib Tax Cap	0	0	0	15.7	Total	79.36	75.30	8.37	10.08

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,700	129,200	11.7	747	847	100	13.4	0.65	0.66
Res Hmstd: Avg Val	173,400	193,700	11.7	1,305	1,456	151	11.6	0.75	0.75
Res Hmstd: Hi Val	231,200	258,200	11.7	1,864	2,065	201	10.8	0.81	0.8
Res Hmstd: Ex-Hi Val	346,800	387,300	11.7	2,982	3,283	301	10.1	0.86	0.85
Seas Rec: Lo Val	100,000	115,000	15.0	924	1,005	82	8.8	0.92	0.87
Seas Rec: Hi Val	300,000	345,000	15.0	2,989	3,200	210	7.0	1	0.93
Comm/Ind: Lo Val	150,000	162,700	8.5	2,993	3,171	179	6.0	2	1.95
Comm/Ind: Med Val	300,000	325,400	8.5	6,941	7,244	303	4.4	2.31	2.23
Comm/Ind: Hi Val	1,000,000	1,084,800	8.5	25,367	26,251	884	3.5	2.54	2.42

TACONITE CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	2,450,740	2,629,637	178,897	7.3	20,172	22,267	2,095	10.4	0.82	0.85
ResNonHm 1 Exist	237,153	263,106	25,953	10.9	3,383	3,685	302	8.9	1.43	1.40
ResNonHm23 Exist	58,741	64,903	6,162	10.5	1,024	1,106	82	8.0	1.74	1.70
Apartments Exist	91,472	94,548	3,077	3.4	1,660	1,697	37	2.2	1.82	1.79
Low-income Apts	38,246	38,814	568	1.5	417	421	3	0.8	1.09	1.08
Seas Rec: Exist	260,109	306,405	46,296	17.8	3,111	3,423	312	10.0	1.20	1.12
Com/Ind Lo Exist	300,046	308,780	8,734	2.9	8,605	8,661	56	0.7	2.87	2.81
Com/Ind Hi Exist	372,158	390,803	18,645	5.0	13,970	14,197	226	1.6	3.75	3.63
Publ U: Elec Gen	196,943	194,734	-2,208	-1.1	4,111	3,909	-202	-4.9	2.09	2.01
Publ U: Other	122,167	121,641	-526	-0.4	4,219	4,078	-141	-3.3	3.45	3.35
AgHm House Exist	6,758	7,750	993	14.7	58	70	12	21.0	0.85	0.90
AgHm Land: Exist	5,061	5,915	853	16.9	17	21	3	20.4	0.34	0.35
Ag NonHm: Exist	58,671	68,210	9,539	16.3	771	859	89	11.5	1.31	1.26
ResHmstd: NewCon	0	31,980	31,980	0.0	0	299	299	0.0	0.00	0.93
All Other NewCon	0	36,280	36,280	0.0	0	650	650	0.0	0.00	1.79
Total	4,198,263	4,563,506	365,243	8.7	61,517	65,342	3,825	6.2	1.47	1.43

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	50,627	54,601	3,974	7.8	County	51.55	48.97	0.00	0.00
(-) TIF Tax Capacity	1,434	1,500	66	4.6	City/Town	64.11	63.32	0.22	0.22
(-) FD Contrib Tax Cap	2,155	2,488	332	15.4	School District	10.55	9.98	8.60	10.55
(=) Taxable Tax Capacity	47,038	50,613	3,575	7.6	Special District	2.39	2.14	0.00	0.00
FD Distrib Tax Cap	2,376	2,748	372	15.7	Total	128.60	124.41	8.82	10.77

**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	59,100	63,400	7.3	261	288	28	10.6	0.44	0.45
Res Hmstd:Avg Val	88,600	95,100	7.3	610	684	74	12.1	0.69	0.72
Res Hmstd: Hi Val	118,200	126,800	7.3	1,043	1,141	98	9.3	0.88	0.9
Res Hmstd: Ex-Hi Val	177,300	190,200	7.3	1,909	2,055	146	7.7	1.08	1.08
Apartment (Mkt rate)	300,000	310,100	3.4	5,087	5,156	69	1.4	1.7	1.66
Comm/Ind: Lo Val	150,000	157,500	5.0	4,144	4,295	150	3.6	2.76	2.73
Comm/Ind: Med Val	300,000	315,000	5.0	9,626	9,878	252	2.6	3.21	3.14
Comm/Ind: Hi Val	1,000,000	1,050,100	5.0	35,208	35,940	732	2.1	3.52	3.42

TACONITE TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	4,908,618	5,488,484	579,866	11.8	30,275	34,786	4,511	14.9	0.62	0.63
ResNonHm 1 Exist	347,450	394,599	47,149	13.6	3,173	3,543	370	11.7	0.91	0.90
ResNonHm23 Exist	41,734	46,290	4,556	10.9	480	525	46	9.5	1.15	1.14
Apartments Exist	5,167	5,459	291	5.6	58	58	1	0.9	1.12	1.07
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	4,754,509	5,545,693	791,184	16.6	42,953	47,177	4,225	9.8	0.90	0.85
Com/Ind Lo Exist	85,988	90,537	4,549	5.3	1,876	1,938	61	3.3	2.18	2.14
Com/Ind Hi Exist	125,992	138,564	12,571	10.0	3,686	3,984	298	8.1	2.93	2.88
Publ U: Elec Gen	810	796	-14	-1.8	15	15	0	3.1	1.82	1.91
Publ U: Other	249,020	252,598	3,578	1.4	7,247	7,168	-80	-1.1	2.91	2.84
AgHm House Exist	195,833	217,425	21,591	11.0	815	954	139	17.1	0.42	0.44
AgHm Land: Exist	274,885	323,382	48,497	17.6	525	644	119	22.7	0.19	0.20
Ag NonHm: Exist	651,143	769,901	118,758	18.2	5,507	6,234	727	13.2	0.85	0.81
ResHmstd: NewCon	0	101,107	101,107	0.0	0	696	696	0.0	0.00	0.69
All Other NewCon	0	138,472	138,472	0.0	0	1,254	1,254	0.0	0.00	0.91
Total	11,641,150	13,513,306	1,872,156	16.1	96,611	108,978	12,367	12.8	0.83	0.81

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	119,641	138,676	19,035	15.9	County	53.07	50.06	0.00	0.00
(-) TIF Tax Capacity	259	280	21	8.1	City/Town	14.32	13.45	0.00	0.00
(-) FD Contrib Tax Cap	867	1,012	145	16.8	School District	10.02	10.44	5.80	7.56
(=) Taxable Tax Capacity	118,515	137,384	18,868	15.9	Special District	2.49	2.37	0.00	0.00
FD Distrib Tax Cap	650	751	102	15.7	Total	79.90	76.32	5.80	7.56

**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	117,700	131,600	11.8	452	560	108	23.8	0.38	0.43
Res Hmstd: Avg Val	176,400	197,200	11.8	1,008	1,169	161	16.0	0.57	0.59
Res Hmstd: Hi Val	235,200	263,000	11.8	1,565	1,781	215	13.8	0.67	0.68
Res Hmstd: Ex-Hi Val	352,800	394,500	11.8	2,679	3,002	323	12.1	0.76	0.76
Seas Rec: Lo Val	100,000	115,000	15.0	929	1,017	88	9.5	0.93	0.88
Seas Rec: Hi Val	300,000	345,000	15.0	3,005	3,235	229	7.6	1.00	0.94
Comm/Ind: Lo Val	150,000	165,000	10.0	3,066	3,345	279	9.1	2.04	2.03
Comm/Ind: Med Val	300,000	329,900	10.0	7,124	7,635	511	7.2	2.37	2.31
Comm/Ind: Hi Val	1,000,000	1,099,800	10.0	26,065	27,664	1,599	6.1	2.61	2.52

DULUTH AREA

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	5,074,675	5,323,432	248,757	4.9	50,370	53,299	2,929	5.8	0.99	1.00
ResNonHm 1 Exist	553,147	623,423	70,276	12.7	6,234	7,035	801	12.8	1.13	1.13
ResNonHm23 Exist	212,590	239,188	26,598	12.5	2,940	3,307	367	12.5	1.38	1.38
Apartments Exist	281,113	290,526	9,413	3.3	3,904	4,036	131	3.4	1.39	1.39
Low-income Apts	56,281	56,777	496	0.9	478	485	7	1.5	0.85	0.85
Seas Rec: Exist	108,070	116,092	8,022	7.4	1,224	1,251	27	2.2	1.13	1.08
Com/Ind Lo Exist	219,299	225,595	6,295	2.9	5,214	5,230	16	0.3	2.38	2.32
Com/Ind Hi Exist	802,933	839,557	36,624	4.6	25,159	25,627	468	1.9	3.13	3.05
Publ U: Elec Gen	475	470	-5	-1.0	10	10	0	-1.1	2.15	2.15
Publ U: Other	150,587	148,554	-2,032	-1.3	4,730	4,523	-207	-4.4	3.14	3.04
AgHm House Exist	16,434	18,092	1,658	10.1	157	172	15	9.8	0.95	0.95
AgHm Land: Exist	16,877	19,373	2,497	14.8	67	76	9	13.0	0.40	0.39
Ag NonHm: Exist	26,117	30,404	4,286	16.4	265	296	31	11.8	1.01	0.97
ResHmstd: NewCon	0	83,750	83,750	0.0	0	937	937	0.0	0.00	1.12
All Other NewCon	0	100,846	100,846	0.0	0	1,791	1,791	0.0	0.00	1.78
Total	7,518,599	8,116,080	597,481	7.9	100,753	108,076	7,323	7.3	1.34	1.33

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	86,921	93,766	6,845	7.9	County	64.44	62.54	0.00	0.00
(-) TIF Tax Capacity	6,687	7,167	479	7.2	City/Town	22.76	22.49	0.02	0.01
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.38	12.28	8.06	10.30
(=) Taxable Tax Capacity	80,234	86,599	6,365	7.9	Special District	4.86	4.73	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.44	102.05	8.07	10.32

**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	111,200	116,700	4.9	979	1,044	65	6.7	0.88	0.89
Res Hmstd: Avg Val	166,800	175,000	4.9	1,654	1,752	97	5.9	0.99	1.00
Res Hmstd: Hi Val	222,300	233,200	4.9	2,329	2,458	129	5.6	1.05	1.05
Res Hmstd: Ex-Hi Val	333,600	350,000	4.9	3,681	3,876	194	5.3	1.10	1.11
Apartment (Mkt rate)	300,000	310,000	3.3	4,159	4,274	116	2.8	1.39	1.38
Comm/Ind: Lo Val	150,000	156,800	4.5	3,552	3,666	113	3.2	2.37	2.34
Comm/Ind: Med Val	300,000	313,700	4.6	8,248	8,436	187	2.3	2.75	2.69
Comm/Ind: Hi Val	1,000,000	1,045,600	4.6	30,163	30,687	523	1.7	3.02	2.93

EAST CENTRAL CITIES

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	3,793,236	4,110,042	316,805	8.4	44,368	48,019	3,651	8.2	1.17	1.17
ResNonHm 1 Exist	377,337	420,442	43,105	11.4	4,886	5,366	480	9.8	1.29	1.28
ResNonHm23 Exist	115,190	126,852	11,661	10.1	1,865	2,013	148	7.9	1.62	1.59
Apartments Exist	171,368	178,020	6,652	3.9	2,732	2,787	55	2.0	1.59	1.57
Low-income Apts	57,592	60,967	3,375	5.9	561	587	26	4.7	0.97	0.96
Seas Rec: Exist	87,148	101,119	13,971	16.0	1,245	1,382	137	11.0	1.43	1.37
Com/Ind Lo Exist	307,604	322,623	15,019	4.9	8,118	8,254	136	1.7	2.64	2.56
Com/Ind Hi Exist	591,460	647,449	55,988	9.5	20,477	21,635	1,157	5.7	3.46	3.34
Publ U: Elec Gen	1,135	1,122	-13	-1.2	30	28	-2	-6.9	2.67	2.52
Publ U: Other	84,764	84,881	116	0.1	2,952	2,857	-95	-3.2	3.48	3.37
AgHm House Exist	85,723	93,095	7,372	8.6	930	1,027	96	10.3	1.09	1.10
AgHm Land: Exist	66,928	74,023	7,095	10.6	305	339	34	11.0	0.46	0.46
Ag NonHm: Exist	44,454	49,471	5,017	11.3	530	580	49	9.3	1.19	1.17
ResHmstd: NewCon	0	119,737	119,737	0.0	0	1,458	1,458	0.0	0.00	1.22
All Other NewCon	0	78,548	78,548	0.0	0	1,426	1,426	0.0	0.00	1.82
Total	5,783,940	6,468,389	684,449	11.8	89,000	97,758	8,758	9.8	1.54	1.51

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	66,430	74,152	7,722	11.6	County	55.35	53.92	0.07	0.06
(-) TIF Tax Capacity	2,537	2,850	313	12.3	City/Town	43.20	42.80	0.22	0.21
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.49	21.84	6.63	8.52
(=) Taxable Tax Capacity	63,893	71,302	7,410	11.6	Special District	0.91	0.84	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.95	119.40	6.92	8.79

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	108,700	117,800	8.4	1,137	1,244	107	9.4	1.05	1.06
Res Hmstd: Avg Val	162,900	176,500	8.3	1,890	2,049	159	8.4	1.16	1.16
Res Hmstd: Hi Val	217,200	235,300	8.3	2,644	2,856	212	8.0	1.22	1.21
Res Hmstd: Ex-Hi Val	325,900	353,100	8.3	4,153	4,472	318	7.7	1.27	1.27
Apartment (Mkt rate)	300,000	311,600	3.9	4,818	4,925	106	2.2	1.61	1.58
Comm/Ind: Lo Val	150,000	164,200	9.5	3,952	4,305	353	8.9	2.63	2.62
Comm/Ind: Med Val	300,000	328,400	9.5	9,186	9,842	656	7.1	3.06	3
Comm/Ind: Hi Val	1,000,000	1,094,700	9.5	33,612	35,680	2,068	6.2	3.36	3.26

EAST CENTRAL TOWNS

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	5,803,166	6,361,618	558,453	9.6	54,319	59,476	5,157	9.5	0.94	0.93
ResNonHm 1 Exist	485,053	539,046	53,992	11.1	4,980	5,434	455	9.1	1.03	1.01
ResNonHm23 Exist	131,485	145,658	14,174	10.8	1,715	1,863	148	8.6	1.30	1.28
Apartments Exist	4,849	4,911	62	1.3	60	61	0	0.8	1.24	1.23
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	1,656,864	1,915,100	258,236	15.6	17,110	18,494	1,384	8.1	1.03	0.97
Com/Ind Lo Exist	99,707	104,593	4,886	4.9	2,221	2,246	24	1.1	2.23	2.15
Com/Ind Hi Exist	81,505	92,984	11,479	14.1	2,366	2,594	228	9.6	2.90	2.79
Publ U: Elec Gen	10,093	9,981	-112	-1.1	226	227	0	0.2	2.24	2.27
Publ U: Other	164,425	164,847	422	0.3	5,023	4,902	-121	-2.4	3.06	2.97
AgHm House Exist	1,258,211	1,366,023	107,812	8.6	10,921	11,785	863	7.9	0.87	0.86
AgHm Land: Exist	1,234,968	1,376,668	141,701	11.5	4,427	4,807	380	8.6	0.36	0.35
Ag NonHm: Exist	519,633	581,902	62,269	12.0	4,961	5,313	352	7.1	0.95	0.91
ResHmstd: NewCon	0	138,362	138,362	0.0	0	1,404	1,404	0.0	0.00	1.01
All Other NewCon	0	141,689	141,689	0.0	0	1,404	1,404	0.0	0.00	0.99
Total	11,449,959	12,943,384	1,493,425	13.0	108,330	120,009	11,679	10.8	0.95	0.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	112,430	126,958	14,528	12.9	County	55.58	53.81	0.17	0.15
(-) TIF Tax Capacity	116	141	24	21.0	City/Town	16.86	15.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.25	21.53	6.53	8.46
(=) Taxable Tax Capacity	112,313	126,817	14,503	12.9	Special District	0.76	0.70	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	95.45	91.65	6.70	8.61

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	128,900	141,300	9.6	1,060	1,171	111	10.5	0.82	0.83
Res Hmstd: Avg Val	193,200	211,800	9.6	1,775	1,942	167	9.4	0.92	0.92
Res Hmstd: Hi Val	257,500	282,300	9.6	2,490	2,712	222	8.9	0.97	0.96
Res Hmstd: Ex-Hi Val	386,400	423,600	9.6	3,922	4,247	325	8.3	1.02	1.00
Seas Rec: Lo Val	100,000	115,000	15.0	1,085	1,193	109	10.0	1.08	1.04
Seas Rec: Hi Val	300,000	345,000	15.0	3,472	3,763	291	8.4	1.16	1.09
Comm/Ind: Lo Val	150,000	171,100	14.1	3,330	3,793	464	13.9	2.22	2.22
Comm/Ind: Med Val	300,000	342,300	14.1	7,736	8,612	877	11.3	2.58	2.52
Comm/Ind: Hi Val	1,000,000	1,140,800	14.1	28,297	31,090	2,793	9.9	2.83	2.73

CENTRAL MINN CITIES

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	12,523,922	13,501,954	978,033	7.8	136,063	148,114	12,051	8.9	1.09	1.10
ResNonHm 1 Exist	1,122,289	1,227,643	105,355	9.4	13,315	14,513	1,198	9.0	1.19	1.18
ResNonHm23 Exist	474,880	526,996	52,116	11.0	6,877	7,569	692	10.1	1.45	1.44
Apartments Exist	834,840	908,708	73,868	8.8	12,475	13,496	1,021	8.2	1.49	1.49
Low-income Apts	143,402	155,597	12,195	8.5	1,294	1,404	110	8.5	0.90	0.90
Seas Rec: Exist	95,173	109,974	14,801	15.6	1,211	1,358	148	12.2	1.27	1.23
Com/Ind Lo Exist	677,054	706,998	29,944	4.4	16,966	17,338	372	2.2	2.51	2.45
Com/Ind Hi Exist	2,552,465	2,806,616	254,151	10.0	83,104	88,804	5,699	6.9	3.26	3.16
Publ U: Elec Gen	638,720	628,578	-10,141	-1.6	13,132	12,986	-145	-1.1	2.06	2.07
Publ U: Other	423,877	417,866	-6,011	-1.4	13,294	12,830	-464	-3.5	3.14	3.07
AgHm House Exist	142,921	153,198	10,277	7.2	1,557	1,691	134	8.6	1.09	1.10
AgHm Land: Exist	132,120	149,330	17,211	13.0	606	698	92	15.1	0.46	0.47
Ag NonHm: Exist	168,098	198,073	29,975	17.8	1,774	2,034	260	14.6	1.06	1.03
ResHmstd: NewCon	0	570,651	570,651	0.0	0	6,465	6,465	0.0	0.00	1.13
All Other NewCon	0	352,687	352,687	0.0	0	6,608	6,608	0.0	0.00	1.87
Total	19,929,760	22,414,870	2,485,110	12.5	301,667	335,909	34,241	11.4	1.51	1.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	241,271	270,286	29,014	12.0	County	41.15	40.42	0.00	0.00
(-) TIF Tax Capacity	11,613	13,068	1,455	12.5	City/Town	37.65	37.38	0.22	0.21
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.94	26.20	10.75	12.46
(=) Taxable Tax Capacity	229,658	257,218	27,560	12.0	Special District	2.06	2.02	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.80	106.02	10.97	12.67

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	122,900	132,500	7.8	1,198	1,319	122	10.2	0.97	1
Res Hmstd:Avg Val	184,200	198,600	7.8	1,981	2,164	182	9.2	1.08	1.09
Res Hmstd: Hi Val	245,500	264,700	7.8	2,764	3,008	243	8.8	1.13	1.14
Res Hmstd: Ex-Hi Val	368,400	397,200	7.8	4,335	4,699	365	8.4	1.18	1.18
Apartment (Mkt rate)	300,000	326,500	8.8	4,372	4,741	369	8.4	1.46	1.45
Comm/Ind: Lo Val	150,000	164,900	9.9	3,671	4,052	380	10.4	2.45	2.46
Comm/Ind: Med Val	300,000	329,900	10.0	8,512	9,238	726	8.5	2.84	2.80
Comm/Ind: Hi Val	1,000,000	1,099,600	10.0	31,101	33,430	2,329	7.5	3.11	3.04

CENTRAL MINN TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	7,042,981	7,728,552	685,571	9.7	62,468	68,982	6,513	10.4	0.89	0.89
ResNonHm 1 Exist	443,716	492,682	48,966	11.0	4,272	4,714	442	10.3	0.96	0.96
ResNonHm23 Exist	162,279	182,385	20,105	12.4	1,917	2,130	213	11.1	1.18	1.17
Apartments Exist	4,451	4,935	484	10.9	51	56	4	8.3	1.16	1.13
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	969,999	1,126,219	156,220	16.1	9,281	10,269	988	10.6	0.96	0.91
Com/Ind Lo Exist	149,719	157,823	8,103	5.4	3,168	3,225	57	1.8	2.12	2.04
Com/Ind Hi Exist	183,896	212,331	28,435	15.5	5,022	5,577	555	11.1	2.73	2.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	172,585	171,878	-707	-0.4	4,888	4,745	-143	-2.9	2.83	2.76
AgHm House Exist	1,495,754	1,640,005	144,251	9.6	12,835	14,228	1,393	10.8	0.86	0.87
AgHm Land: Exist	1,786,133	1,992,450	206,317	11.6	7,106	7,873	767	10.8	0.40	0.40
Ag NonHm: Exist	482,840	560,529	77,689	16.1	4,249	4,786	537	12.6	0.88	0.85
ResHmstd: NewCon	0	189,933	189,933	0.0	0	1,828	1,828	0.0	0.00	0.96
All Other NewCon	0	122,691	122,691	0.0	0	1,247	1,247	0.0	0.00	1.02
Total	12,894,353	14,582,413	1,688,060	13.1	115,258	129,658	14,400	12.5	0.89	0.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	126,198	142,737	16,539	13.1	County	41.99	41.47	0.00	0.00
(-) TIF Tax Capacity	30	33	3	10.1	City/Town	17.06	15.90	0.04	0.04
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.80	24.98	9.85	11.76
(=) Taxable Tax Capacity	126,168	142,704	16,536	13.1	Special District	1.24	1.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	86.08	83.50	9.89	11.79

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,800	173,200	9.8	1,284	1,434	150	11.7	0.81	0.83
Res Hmstd: Avg Val	236,600	259,600	9.7	2,111	2,335	224	10.6	0.89	0.9
Res Hmstd: Hi Val	315,400	346,100	9.7	2,938	3,237	299	10.2	0.93	0.94
Res Hmstd: Ex-Hi Val	473,200	519,300	9.7	4,541	4,989	447	9.8	0.96	0.96
Seas Rec: Lo Val	100,000	115,000	15.0	991	1,100	109	11.0	0.99	0.96
Seas Rec: Hi Val	300,000	345,000	15.0	3,191	3,482	291	9.1	1.06	1.01
Comm/Ind: Lo Val	150,000	173,200	15.5	3,167	3,686	520	16.4	2.11	2.13
Comm/Ind: Med Val	300,000	346,400	15.5	7,339	8,335	995	13.6	2.45	2.41
Comm/Ind: Hi Val	1,000,000	1,154,600	15.5	26,812	30,025	3,213	12.0	2.68	2.60

SOUTHWEST CITIES

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	4,963,282	5,231,385	268,103	5.4	64,026	69,896	5,870	9.2	1.29	1.34
ResNonHm 1 Exist	404,342	445,088	40,745	10.1	6,260	7,029	769	12.3	1.55	1.58
ResNonHm23 Exist	92,266	101,103	8,837	9.6	1,661	1,851	189	11.4	1.80	1.83
Apartments Exist	265,469	274,688	9,219	3.5	4,851	5,127	276	5.7	1.83	1.87
Low-income Apts	65,891	67,522	1,631	2.5	744	781	37	4.9	1.13	1.16
Seas Rec: Exist	24,597	28,444	3,847	15.6	394	439	46	11.6	1.60	1.55
Com/Ind Lo Exist	560,474	572,923	12,449	2.2	16,570	16,893	323	2.0	2.96	2.95
Com/Ind Hi Exist	845,307	891,062	45,755	5.4	31,875	33,452	1,576	4.9	3.77	3.75
Publ U: Elec Gen	3,943	3,828	-114	-2.9	112	113	1	1.2	2.84	2.96
Publ U: Other	81,143	80,087	-1,056	-1.3	3,220	3,167	-53	-1.7	3.97	3.95
AgHm House Exist	20,457	21,794	1,338	6.5	281	307	25	9.1	1.37	1.41
AgHm Land: Exist	52,583	59,287	6,703	12.7	446	504	58	13.1	0.85	0.85
Ag NonHm: Exist	53,597	58,327	4,730	8.8	772	850	78	10.0	1.44	1.46
ResHmstd: NewCon	0	84,231	84,231	0.0	0	1,212	1,212	0.0	0.00	1.44
All Other NewCon	0	76,428	76,428	0.0	0	2,004	2,004	0.0	0.00	2.62
Total	7,433,350	7,996,196	562,846	7.6	131,214	143,625	12,411	9.5	1.77	1.80

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	86,947	93,505	6,558	7.5	County	53.85	52.60	0.24	0.22
(-) TIF Tax Capacity	3,509	3,732	223	6.4	City/Town	60.71	63.41	0.41	0.41
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.92	19.92	15.93	17.74
(=) Taxable Tax Capacity	83,438	89,772	6,334	7.6	Special District	1.68	1.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	136.17	137.55	16.58	18.38

**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	60,500	63,800	5.5	682	740	57	8.4	1.13	1.16
Res Hmstd: Avg Val	90,700	95,600	5.4	1,095	1,204	110	10.0	1.21	1.26
Res Hmstd: Hi Val	120,800	127,300	5.4	1,581	1,727	146	9.2	1.31	1.36
Res Hmstd: Ex-Hi Val	181,300	191,100	5.4	2,560	2,779	219	8.6	1.41	1.45
Apartment (Mkt rate)	300,000	310,400	3.5	5,604	5,907	304	5.4	1.87	1.90
Comm/Ind: Lo Val	150,000	158,100	5.4	4,394	4,689	295	6.7	2.93	2.97
Comm/Ind: Med Val	300,000	316,200	5.4	10,170	10,745	576	5.7	3.39	3.4
Comm/Ind: Hi Val	1,000,000	1,054,100	5.4	37,122	39,012	1,889	5.1	3.71	3.70

SOUTHWEST TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	2,871,905	3,145,204	273,300	9.5	26,062	28,517	2,455	9.4	0.91	0.91
ResNonHm 1 Exist	283,417	308,888	25,471	9.0	2,928	3,159	232	7.9	1.03	1.02
ResNonHm23 Exist	44,359	47,462	3,103	7.0	562	588	25	4.5	1.27	1.24
Apartments Exist	3,770	3,956	186	4.9	42	44	2	4.4	1.12	1.11
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	609,174	698,313	89,138	14.6	6,617	7,115	498	7.5	1.09	1.02
Com/Ind Lo Exist	108,964	114,054	5,090	4.7	2,407	2,434	27	1.1	2.21	2.13
Com/Ind Hi Exist	158,139	171,851	13,712	8.7	4,367	4,584	216	5.0	2.76	2.67
Publ U: Elec Gen	502	500	-2	-0.3	7	7	0	0.0	1.45	1.45
Publ U: Other	359,713	367,777	8,064	2.2	9,732	9,637	-95	-1.0	2.71	2.62
AgHm House Exist	1,436,856	1,562,571	125,715	8.7	11,140	12,303	1,163	10.4	0.78	0.79
AgHm Land: Exist	9,686,976	10,954,627	1,267,651	13.1	48,049	52,993	4,944	10.3	0.50	0.48
Ag NonHm: Exist	4,787,575	5,423,723	636,148	13.3	39,317	43,062	3,745	9.5	0.82	0.79
ResHmstd: NewCon	0	83,327	83,327	0.0	0	825	825	0.0	0.00	0.99
All Other NewCon	0	115,093	115,093	0.0	0	1,044	1,044	0.0	0.00	0.91
Total	20,351,351	22,997,347	2,645,997	13.0	151,230	166,312	15,082	10.0	0.74	0.72

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	176,143	198,508	22,365	12.7	County	53.86	52.11	0.14	0.13
(-) TIF Tax Capacity	73	80	7	9.1	City/Town	11.73	10.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.22	17.06	15.40	17.37
(=) Taxable Tax Capacity	<u>176,070</u>	<u>198,428</u>	<u>22,358</u>	<u>12.7</u>	Special District	<u>1.39</u>	<u>1.31</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	84.20	81.33	15.53	17.50

**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	101,300	110,900	9.5	729	823	94	12.9	0.72	0.74
Res Hmstd: Avg Val	151,900	166,400	9.5	1,279	1,422	143	11.2	0.84	0.85
Res Hmstd: Hi Val	202,400	221,700	9.5	1,828	2,018	190	10.4	0.90	0.91
Res Hmstd: Ex-Hi Val	303,700	332,600	9.5	2,930	3,214	284	9.7	0.96	0.97
Comm/Ind: Lo Val	150,000	163,000	8.7	3,209	3,451	242	7.5	2.14	2.12
Comm/Ind: Med Val	300,000	326,000	8.7	7,410	7,848	438	5.9	2.47	2.41
Comm/Ind: Hi Val	1,000,000	1,086,700	8.7	27,014	28,369	1,355	5.0	2.70	2.61

SOUTH CENTRAL CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	5,626,775	5,917,332	290,556	5.2	61,538	66,643	5,106	8.3	1.09	1.13
ResNonHm 1 Exist	485,083	521,101	36,018	7.4	6,087	6,650	563	9.3	1.25	1.28
ResNonHm23 Exist	143,321	152,292	8,971	6.3	2,184	2,363	179	8.2	1.52	1.55
Apartments Exist	418,988	461,154	42,165	10.1	5,908	6,536	627	10.6	1.41	1.42
Low-income Apts	75,731	79,814	4,083	5.4	688	737	49	7.1	0.91	0.92
Seas Rec: Exist	26,711	28,974	2,263	8.5	357	376	19	5.3	1.34	1.30
Com/Ind Lo Exist	446,694	460,624	13,930	3.1	11,633	11,928	295	2.5	2.60	2.59
Com/Ind Hi Exist	1,018,298	1,075,260	56,962	5.6	32,481	33,841	1,361	4.2	3.19	3.15
Publ U: Elec Gen	15,698	15,333	-365	-2.3	314	305	-9	-2.7	2.00	1.99
Publ U: Other	86,936	85,596	-1,340	-1.5	2,839	2,760	-79	-2.8	3.27	3.22
AgHm House Exist	13,606	14,363	757	5.6	163	176	13	8.0	1.20	1.22
AgHm Land: Exist	30,534	34,253	3,719	12.2	228	261	32	14.2	0.75	0.76
Ag NonHm: Exist	45,218	49,734	4,516	10.0	524	576	52	9.9	1.16	1.16
ResHmstd: NewCon	0	148,311	148,311	0.0	0	1,756	1,756	0.0	0.00	1.18
All Other NewCon	0	123,375	123,375	0.0	0	2,531	2,531	0.0	0.00	2.05
Total	8,433,596	9,167,516	733,921	8.7	124,942	137,438	12,496	10.0	1.48	1.50

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	98,861	107,436	8,575	8.7	County	45.28	44.91	0.00	0.00
(-) TIF Tax Capacity	4,724	5,099	375	7.9	City/Town	49.54	50.76	0.22	0.22
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.17	16.78	12.23	14.01
(=) Taxable Tax Capacity	94,138	102,337	8,200	8.7	Special District	0.56	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.54	112.79	12.45	14.23

**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	79,300	83,400	5.2	690	762	72	10.4	0.87	0.91
Res Hmstd: Avg Val	118,900	125,000	5.1	1,221	1,328	107	8.8	1.03	1.06
Res Hmstd: Hi Val	158,500	166,700	5.2	1,751	1,895	144	8.2	1.11	1.14
Res Hmstd: Ex-Hi Val	237,900	250,200	5.2	2,815	3,031	215	7.6	1.18	1.21
Apartment (Mkt rate)	300,000	330,200	10.1	4,594	5,125	531	11.6	1.53	1.55
Comm/Ind: Lo Val	150,000	158,400	5.6	3,800	4,036	235	6.2	2.53	2.55
Comm/Ind: Med Val	300,000	316,800	5.6	8,806	9,253	448	5.1	2.94	2.92
Comm/Ind: Hi Val	1,000,000	1,055,900	5.6	32,162	33,599	1,437	4.5	3.22	3.18

SOUTH CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	2,415,447	2,629,369	213,922	8.9	19,072	21,097	2,025	10.6	0.79	0.80
ResNonHm 1 Exist	242,531	271,656	29,126	12.0	2,175	2,437	262	12.1	0.90	0.90
ResNonHm23 Exist	33,222	37,710	4,488	13.5	368	415	48	13.0	1.11	1.10
Apartments Exist	4,061	4,232	171	4.2	46	48	2	3.6	1.14	1.14
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	174,770	199,913	25,143	14.4	1,457	1,578	122	8.4	0.83	0.79
Com/Ind Lo Exist	65,614	69,874	4,259	6.5	1,299	1,345	46	3.5	1.98	1.93
Com/Ind Hi Exist	84,503	92,168	7,665	9.1	2,193	2,318	126	5.7	2.59	2.52
Publ U: Elec Gen	11,514	11,488	-26	-0.2	163	168	5	2.9	1.42	1.46
Publ U: Other	237,737	242,963	5,227	2.2	6,129	6,111	-18	-0.3	2.58	2.52
AgHm House Exist	1,121,878	1,203,229	81,350	7.3	8,076	8,887	811	10.0	0.72	0.74
AgHm Land: Exist	5,843,227	6,385,413	542,186	9.3	27,794	30,040	2,246	8.1	0.48	0.47
Ag NonHm: Exist	2,452,664	2,717,467	264,803	10.8	18,651	20,322	1,671	9.0	0.76	0.75
ResHmstd: NewCon	0	55,074	55,074	0.0	0	479	479	0.0	0.00	0.87
All Other NewCon	0	54,745	54,745	0.0	0	458	458	0.0	0.00	0.84
Total	12,687,168	13,975,302	1,288,134	10.2	87,423	95,705	8,282	9.5	0.69	0.68

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	111,191	122,386	11,196	10.1	County	48.43	47.95	0.00	0.00
(-) TIF Tax Capacity	47	52	5	10.6	City/Town	10.89	10.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.07	17.02	12.53	14.26
(=) Taxable Tax Capacity	111,144	122,335	11,191	10.1	Special District	0.58	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	76.96	75.55	12.53	14.26

**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	98,300	107,000	8.9	596	685	89	15.0	0.61	0.64
Res Hmstd: Avg Val	147,400	160,500	8.9	1,079	1,214	134	12.4	0.73	0.76
Res Hmstd: Hi Val	196,500	213,900	8.9	1,563	1,741	178	11.4	0.8	0.81
Res Hmstd: Ex-Hi Val	294,800	320,900	8.9	2,531	2,799	267	10.6	0.86	0.87
Comm/Ind: Lo Val	150,000	163,600	9.1	3,001	3,269	267	8.9	2.00	2
Comm/Ind: Med Val	300,000	327,200	9.1	6,940	7,440	500	7.2	2.31	2.27
Comm/Ind: Hi Val	1,000,000	1,090,700	9.1	25,321	26,906	1,585	6.3	2.53	2.47

OLMSTED COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	7,028,850	7,413,406	384,556	5.5	78,333	85,654	7,321	9.3	1.11	1.16
ResNonHm 1 Exist	680,261	757,897	77,636	11.4	8,492	9,708	1,215	14.3	1.25	1.28
ResNonHm23 Exist	343,700	386,377	42,677	12.4	5,258	6,032	774	14.7	1.53	1.56
Apartments Exist	340,899	343,235	2,336	0.7	5,282	5,430	148	2.8	1.55	1.58
Low-income Apts	70,026	73,268	3,242	4.6	668	718	50	7.5	0.95	0.98
Seas Rec: Exist	10,725	11,284	559	5.2	160	171	11	7.0	1.49	1.52
Com/Ind Lo Exist	290,649	298,308	7,660	2.6	7,392	7,560	168	2.3	2.54	2.53
Com/Ind Hi Exist	1,760,068	1,836,795	76,727	4.4	59,658	62,126	2,469	4.1	3.39	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	53,766	54,702	936	1.7	1,756	1,781	25	1.4	3.27	3.26
AgHm House Exist	361,543	376,588	15,045	4.2	3,420	3,728	308	9.0	0.95	0.99
AgHm Land: Exist	669,901	720,166	50,266	7.5	3,585	3,925	340	9.5	0.54	0.54
Ag NonHm: Exist	236,965	264,797	27,831	11.7	2,307	2,601	294	12.7	0.97	0.98
ResHmstd: NewCon	0	125,009	125,009	0.0	0	1,561	1,561	0.0	0.00	1.25
All Other NewCon	0	175,363	175,363	0.0	0	2,966	2,966	0.0	0.00	1.69
Total	11,847,353	12,837,196	989,843	8.4	176,312	193,963	17,651	10.0	1.49	1.51

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	137,399	148,455	11,056	8.0	County	52.07	52.57	0.00	0.00
(-) TIF Tax Capacity	8,309	9,919	1,610	19.4	City/Town	35.93	35.84	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.54	24.08	10.77	13.25
(=) Taxable Tax Capacity	129,090	138,536	9,446	7.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.54	112.48	10.77	13.25

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,100	126,700	5.5	1,205	1,335	130	10.8	1.00	1.05
Res Hmstd: Avg Val	180,000	189,800	5.4	1,991	2,185	194	9.7	1.11	1.15
Res Hmstd: Hi Val	240,000	253,100	5.5	2,779	3,038	259	9.3	1.16	1.20
Res Hmstd: Ex-Hi Val	360,100	379,800	5.5	4,356	4,745	389	8.9	1.21	1.25
Apartment (Mkt rate)	300,000	302,100	0.7	4,506	4,648	142	3.2	1.50	1.54
Comm/Ind: Lo Val	150,000	156,500	4.3	3,752	3,951	198	5.3	2.50	2.52
Comm/Ind: Med Val	300,000	313,100	4.4	8,702	9,084	382	4.4	2.90	2.90
Comm/Ind: Hi Val	1,000,000	1,043,600	4.4	31,800	33,030	1,231	3.9	3.18	3.17

SOUTHEAST CITIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	9,845,846	10,278,506	432,659	4.4	107,318	116,449	9,132	8.5	1.09	1.13
ResNonHm 1 Exist	736,709	787,626	50,918	6.9	9,161	10,028	867	9.5	1.24	1.27
ResNonHm23 Exist	267,452	285,681	18,229	6.8	4,101	4,478	376	9.2	1.53	1.57
Apartments Exist	458,841	473,181	14,340	3.1	6,884	7,306	421	6.1	1.50	1.54
Low-income Apts	105,831	107,728	1,897	1.8	988	1,032	44	4.5	0.93	0.96
Seas Rec: Exist	77,948	85,531	7,583	9.7	1,022	1,111	89	8.7	1.31	1.30
Com/Ind Lo Exist	721,428	746,408	24,980	3.5	18,356	18,948	592	3.2	2.54	2.54
Com/Ind Hi Exist	1,437,061	1,525,974	88,913	6.2	47,021	49,627	2,606	5.5	3.27	3.25
Publ U: Elec Gen	350,106	340,125	-9,980	-2.9	8,673	8,320	-353	-4.1	2.48	2.45
Publ U: Other	236,044	231,853	-4,191	-1.8	7,941	7,681	-260	-3.3	3.36	3.31
AgHm House Exist	38,830	41,704	2,874	7.4	424	472	47	11.1	1.09	1.13
AgHm Land: Exist	78,088	87,169	9,081	11.6	467	529	62	13.3	0.60	0.61
Ag NonHm: Exist	76,565	85,398	8,834	11.5	819	924	105	12.8	1.07	1.08
ResHmstd: NewCon	0	210,599	210,599	0.0	0	2,600	2,600	0.0	0.00	1.23
All Other NewCon	0	186,895	186,895	0.0	0	3,574	3,574	0.0	0.00	1.91
Total	14,430,748	15,474,378	1,043,631	7.2	213,176	233,078	19,902	9.3	1.48	1.51

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	169,398	181,404	12,006	7.1	County	42.24	41.96	0.00	0.00
(-) TIF Tax Capacity	7,126	7,584	458	6.4	City/Town	44.26	45.91	0.21	0.21
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.69	20.97	16.66	18.03
(=) Taxable Tax Capacity	162,272	173,820	11,548	7.1	Special District	1.57	1.54	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	108.76	110.38	16.87	18.24

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,000	97,100	4.4	880	964	84	9.6	0.95	0.99
Res Hmstd: Avg Val	139,400	145,500	4.4	1,504	1,630	126	8.3	1.08	1.12
Res Hmstd: Hi Val	185,800	194,000	4.4	2,129	2,298	168	7.9	1.15	1.18
Res Hmstd: Ex-Hi Val	278,800	291,100	4.4	3,381	3,634	253	7.5	1.21	1.25
Apartment (Mkt rate)	300,000	309,400	3.1	4,585	4,833	249	5.4	1.53	1.56
Comm/Ind: Lo Val	150,000	159,300	6.2	3,782	4,071	289	7.6	2.52	2.56
Comm/Ind: Med Val	300,000	318,600	6.2	8,740	9,305	566	6.5	2.91	2.92
Comm/Ind: Hi Val	1,000,000	1,061,900	6.2	31,877	33,730	1,854	5.8	3.19	3.18

SOUTHEAST TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	4,208,085	4,581,849	373,764	8.9	35,572	39,445	3,873	10.9	0.85	0.86
ResNonHm 1 Exist	401,839	440,462	38,624	9.6	3,754	4,124	370	9.9	0.93	0.94
ResNonHm23 Exist	62,164	68,176	6,012	9.7	736	807	71	9.7	1.18	1.18
Apartments Exist	2,522	2,958	435	17.3	30	35	5	17.2	1.19	1.19
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	210,692	238,706	28,014	13.3	1,946	2,117	171	8.8	0.92	0.89
Com/Ind Lo Exist	88,445	101,099	12,654	14.3	1,869	2,065	196	10.5	2.11	2.04
Com/Ind Hi Exist	69,305	84,026	14,722	21.2	1,901	2,224	323	17.0	2.74	2.65
Publ U: Elec Gen	1,806	1,796	-10	-0.5	24	24	0	1.2	1.34	1.36
Publ U: Other	250,939	253,406	2,467	1.0	6,887	6,784	-104	-1.5	2.74	2.68
AgHm House Exist	1,749,868	1,894,433	144,565	8.3	13,898	15,324	1,426	10.3	0.79	0.81
AgHm Land: Exist	6,183,927	6,887,260	703,333	11.4	29,745	32,661	2,915	9.8	0.48	0.47
Ag NonHm: Exist	2,093,801	2,345,909	252,108	12.0	17,169	18,809	1,640	9.6	0.82	0.80
ResHmstd: NewCon	0	95,596	95,596	0.0	0	888	888	0.0	0.00	0.93
All Other NewCon	0	99,755	99,755	0.0	0	798	798	0.0	0.00	0.80
Total	15,323,393	17,095,433	1,772,040	11.6	113,531	126,105	12,574	11.1	0.74	0.74

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	135,334	150,741	15,408	11.4	County	44.42	44.09	0.00	0.00
(-) TIF Tax Capacity	92	100	8	8.9	City/Town	15.36	14.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.73	20.51	15.00	16.66
(=) Taxable Tax Capacity	<u>135,241</u>	<u>150,641</u>	<u>15,400</u>	<u>11.4</u>	Special District	<u>0.58</u>	<u>0.53</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	81.09	79.40	15.00	16.66

**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	129,000	140,500	8.9	983	1,104	120	12.2	0.76	0.79
Res Hmstd: Avg Val	193,400	210,600	8.9	1,660	1,840	180	10.8	0.86	0.87
Res Hmstd: Hi Val	257,900	280,800	8.9	2,338	2,578	240	10.3	0.91	0.92
Res Hmstd: Ex-Hi Val	386,900	421,300	8.9	3,694	4,047	353	9.6	0.95	0.96
Comm/Ind: Lo Val	150,000	181,900	21.3	3,131	3,890	759	24.2	2.09	2.14
Comm/Ind: Med Val	300,000	363,700	21.2	7,231	8,709	1,478	20.4	2.41	2.39
Comm/Ind: Hi Val	1,000,000	1,212,400	21.2	26,362	31,204	4,842	18.4	2.64	2.57

ANOKA COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	22,301,638	23,937,918	1,636,280	7.3	218,942	235,183	16,241	7.4	0.98	0.98
ResNonHm 1 Exist	1,360,116	1,560,204	200,089	14.7	14,336	16,260	1,923	13.4	1.05	1.04
ResNonHm23 Exist	522,823	587,725	64,902	12.4	6,773	7,462	689	10.2	1.30	1.27
Apartments Exist	845,527	872,342	26,815	3.2	10,991	11,228	237	2.2	1.30	1.29
Low-income Apts	158,291	169,123	10,832	6.8	1,276	1,356	80	6.2	0.81	0.80
Seas Rec: Exist	75,001	78,784	3,783	5.0	884	882	-2	-0.2	1.18	1.12
Com/Ind Lo Exist	469,016	485,338	16,322	3.5	11,175	11,150	-25	-0.2	2.38	2.30
Com/Ind Hi Exist	3,328,385	3,637,240	308,855	9.3	104,150	109,549	5,399	5.2	3.13	3.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	223,172	222,297	-875	-0.4	6,913	6,646	-267	-3.9	3.10	2.99
AgHm House Exist	130,628	136,122	5,494	4.2	1,185	1,206	21	1.7	0.91	0.89
AgHm Land: Exist	92,121	98,011	5,889	6.4	363	383	19	5.3	0.39	0.39
Ag NonHm: Exist	90,023	104,470	14,447	16.0	789	856	67	8.5	0.88	0.82
ResHmstd: NewCon	0	508,373	508,373	0.0	0	5,280	5,280	0.0	0.00	1.04
All Other NewCon	0	383,507	383,507	0.0	0	6,633	6,633	0.0	0.00	1.73
Total	29,596,741	32,781,456	3,184,715	10.8	377,778	414,074	36,296	9.6	1.28	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	337,037	373,858	36,820	10.9	County	30.98	30.43	0.00	0.00
(-) TIF Tax Capacity	20,843	23,538	2,695	12.9	City/Town	32.74	31.78	0.30	0.29
(-) FD Contrib Tax Cap	25,612	28,797	3,185	12.4	School District	22.04	20.86	13.75	15.31
(=) Taxable Tax Capacity	290,582	321,523	30,940	10.6	Special District	5.25	5.15	0.00	0.00
FD Distrib Tax Cap	40,309	46,115	5,806	14.4	Total	91.00	88.22	14.05	15.60

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	157,000	168,500	7.3	1,418	1,529	110	7.8	0.90	0.91
Res Hmstd: Avg Val	235,400	252,700	7.3	2,312	2,479	166	7.2	0.98	0.98
Res Hmstd: Hi Val	313,700	336,700	7.3	3,205	3,426	221	6.9	1.02	1.02
Res Hmstd: Ex-Hi Val	470,700	505,200	7.3	4,945	5,256	312	6.3	1.05	1.04
Apartment (Mkt rate)	300,000	309,500	3.2	3,834	3,896	62	1.6	1.28	1.26
Comm/Ind: Lo Val	150,000	163,900	9.3	3,550	3,850	300	8.4	2.37	2.35
Comm/Ind: Med Val	300,000	327,800	9.3	8,214	8,766	553	6.7	2.74	2.67
Comm/Ind: Hi Val	1,000,000	1,092,800	9.3	29,977	31,713	1,737	5.8	3	2.90

WASHINGTON COUNTY

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	20,139,605	20,139,605	0	0.0	187,664	191,272	3,608	1.9	0.93	0.95
ResNonHm 1 Exist	1,664,489	2,013,613	349,124	21.0	16,439	20,215	3,776	23.0	0.99	1.00
ResNonHm23 Exist	558,406	676,977	118,571	21.2	6,322	7,713	1,390	22.0	1.13	1.14
Apartments Exist	520,308	542,910	22,602	4.3	6,460	6,872	412	6.4	1.24	1.27
Low-income Apts	101,100	104,133	3,033	3.0	746	787	42	5.6	0.74	0.76
Seas Rec: Exist	144,258	163,450	19,192	13.3	1,338	1,423	85	6.4	0.93	0.87
Com/Ind Lo Exist	275,279	279,031	3,752	1.4	6,258	6,282	24	0.4	2.27	2.25
Com/Ind Hi Exist	2,329,416	2,464,940	135,523	5.8	69,778	72,856	3,078	4.4	3.00	2.96
Publ U: Elec Gen	67,367	65,440	-1,927	-2.9	1,322	1,347	25	1.9	1.96	2.06
Publ U: Other	228,124	224,653	-3,471	-1.5	6,846	6,641	-205	-3.0	3.00	2.96
AgHm House Exist	318,430	321,684	3,254	1.0	2,561	2,589	28	1.1	0.80	0.80
AgHm Land: Exist	177,908	179,971	2,062	1.2	446	439	-7	-1.5	0.25	0.24
Ag NonHm: Exist	209,312	238,208	28,896	13.8	1,584	1,797	213	13.4	0.76	0.75
ResHmstd: NewCon	0	294,978	294,978	0.0	0	3,006	3,006	0.0	0.00	1.02
All Other NewCon	0	468,517	468,517	0.0	0	8,179	8,179	0.0	0.00	1.75
Total	26,734,004	28,178,111	1,444,107	5.4	307,765	331,418	23,653	7.7	1.15	1.18

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	299,522	317,908	18,385	6.1	County	25.49	26.03	0.00	0.00
(-) TIF Tax Capacity	8,181	9,124	943	11.5	City/Town	27.97	28.80	0.65	0.66
(-) FD Contrib Tax Cap	17,107	21,005	3,898	22.8	School District	22.29	21.29	15.51	16.84
(=) Taxable Tax Capacity	274,234	287,779	13,545	4.9	Special District	4.44	4.42	0.00	0.00
FD Distrib Tax Cap	22,437	25,669	3,232	14.4	Total	80.20	80.53	16.15	17.50

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	197,700	197,700	0.0	1,710	1,744	33	1.9	0.87	0.88
Res Hmstd: Avg Val	296,400	296,400	0.0	2,750	2,800	50	1.8	0.93	0.94
Res Hmstd: Hi Val	395,100	395,100	0.0	3,790	3,856	67	1.8	0.96	0.98
Res Hmstd: Ex-Hi Val	592,700	592,700	0.0	5,896	5,997	101	1.7	0.99	1.01
Apartment (Mkt rate)	300,000	313,000	4.3	3,492	3,699	207	5.9	1.16	1.18
Comm/Ind: Lo Val	150,000	158,700	5.8	3,396	3,603	208	6.1	2.26	2.27
Comm/Ind: Med Val	300,000	317,500	5.8	7,842	8,239	396	5.1	2.61	2.59
Comm/Ind: Hi Val	1,000,000	1,058,200	5.8	28,593	29,859	1,266	4.4	2.86	2.82

DAKOTA COUNTY

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	30,344,395	31,000,364	655,969	2.2	301,723	323,168	21,445	7.1	0.99	1.04
ResNonHm 1 Exist	1,866,944	1,905,411	38,467	2.1	19,612	20,871	1,259	6.4	1.05	1.10
ResNonHm23 Exist	511,631	518,855	7,223	1.4	6,611	7,001	390	5.9	1.29	1.35
Apartments Exist	1,754,561	1,754,561	0	0.0	21,559	22,292	733	3.4	1.23	1.27
Low-income Apts	75,128	75,128	0	0.0	611	636	25	4.1	0.81	0.85
Seas Rec: Exist	42,391	46,398	4,008	9.5	493	559	66	13.4	1.16	1.20
Com/Ind Lo Exist	505,128	514,961	9,833	1.9	11,805	11,964	158	1.3	2.34	2.32
Com/Ind Hi Exist	4,941,072	5,255,711	314,639	6.4	150,202	158,198	7,996	5.3	3.04	3.01
Publ U: Elec Gen	80,376	78,728	-1,647	-2.0	1,662	1,636	-25	-1.5	2.07	2.08
Publ U: Other	431,566	427,985	-3,581	-0.8	13,231	13,002	-228	-1.7	3.07	3.04
AgHm House Exist	245,404	271,307	25,903	10.6	2,089	2,412	323	15.4	0.85	0.89
AgHm Land: Exist	416,150	486,150	69,999	16.8	1,705	2,058	353	20.7	0.41	0.42
Ag NonHm: Exist	265,918	304,300	38,382	14.4	2,172	2,530	358	16.5	0.82	0.83
ResHmstd: NewCon	0	449,766	449,766	0.0	0	5,102	5,102	0.0	0.00	1.13
All Other NewCon	0	406,365	406,365	0.0	0	7,709	7,709	0.0	0.00	1.90
Total	41,480,664	43,495,991	2,015,326	4.9	533,475	579,140	45,665	8.6	1.29	1.33

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	477,474	502,559	25,085	5.3	County	25.11	25.55	0.52	0.49
(-) TIF Tax Capacity	21,616	23,626	2,010	9.3	City/Town	32.95	33.99	0.65	0.67
(-) FD Contrib Tax Cap	38,248	43,971	5,723	15.0	School District	23.25	24.28	16.51	18.55
(=) Taxable Tax Capacity	417,610	434,961	17,352	4.2	Special District	4.45	4.28	0.00	0.00
FD Distrib Tax Cap	41,787	47,806	6,019	14.4	Total	85.76	88.09	17.67	19.71

**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	178,800	182,700	2.2	1,638	1,762	124	7.5	0.92	0.96
Res Hmstd: Avg Val	268,100	273,900	2.2	2,642	2,827	185	7.0	0.99	1.03
Res Hmstd: Hi Val	357,400	365,100	2.2	3,646	3,892	246	6.7	1.02	1.07
Res Hmstd: Ex-Hi Val	536,300	547,900	2.2	5,625	6,012	387	6.9	1.05	1.1
Apartment (Mkt rate)	300,000	300,000	0.0	3,746	3,895	149	4.0	1.25	1.3
Comm/Ind: Lo Val	150,000	159,600	6.4	3,525	3,796	271	7.7	2.35	2.38
Comm/Ind: Med Val	300,000	319,100	6.4	8,137	8,659	522	6.4	2.71	2.71
Comm/Ind: Hi Val	1,000,000	1,063,700	6.4	29,657	31,358	1,700	5.7	2.97	2.95

CARVER & SCOTT COUNTIES

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	17,007,199	18,016,440	1,009,241	5.9	190,440	198,154	7,714	4.1	1.12	1.10
ResNonHm 1 Exist	1,388,748	1,538,012	149,264	10.7	16,150	17,596	1,446	9.0	1.16	1.14
ResNonHm23 Exist	475,954	515,755	39,801	8.4	6,630	7,030	400	6.0	1.39	1.36
Apartments Exist	335,043	355,337	20,294	6.1	4,829	4,955	126	2.6	1.44	1.39
Low-income Apts	77,048	85,701	8,653	11.2	685	750	65	9.5	0.89	0.88
Seas Rec: Exist	63,005	73,250	10,244	16.3	742	829	86	11.6	1.18	1.13
Com/Ind Lo Exist	348,784	370,814	22,029	6.3	8,661	8,897	236	2.7	2.48	2.40
Com/Ind Hi Exist	1,850,918	2,033,572	182,654	9.9	60,407	63,703	3,296	5.5	3.26	3.13
Publ U: Elec Gen	18,734	18,454	-280	-1.5	403	393	-10	-2.4	2.15	2.13
Publ U: Other	145,960	143,833	-2,127	-1.5	4,662	4,433	-229	-4.9	3.19	3.08
AgHm House Exist	487,777	530,700	42,923	8.8	4,058	4,401	343	8.5	0.83	0.83
AgHm Land: Exist	728,370	817,227	88,857	12.2	2,898	3,164	266	9.2	0.40	0.39
Ag NonHm: Exist	356,642	409,005	52,363	14.7	3,207	3,516	309	9.6	0.90	0.86
ResHmstd: NewCon	0	563,046	563,046	0.0	0	6,400	6,400	0.0	0.00	1.14
All Other NewCon	0	341,190	341,190	0.0	0	5,236	5,236	0.0	0.00	1.53
Total	23,284,183	25,812,338	2,528,154	10.9	303,772	329,457	25,685	8.5	1.30	1.28

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	255,747	284,072	28,325	11.1	County	35.09	34.12	0.00	0.00
(-) TIF Tax Capacity	8,751	9,768	1,016	11.6	City/Town	28.96	28.63	1.36	1.32
(-) FD Contrib Tax Cap	15,422	17,548	2,127	13.8	School District	29.70	27.08	14.40	15.86
(=) Taxable Tax Capacity	231,574	256,756	25,182	10.9	Special District	4.89	4.91	0.00	0.00
FD Distrib Tax Cap	19,299	22,079	2,780	14.4	Total	98.64	94.74	15.76	17.19

**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	192,300	203,700	5.9	2,001	2,091	90	4.5	1.04	1.03
Res Hmstd:Avg Val	288,300	305,400	5.9	3,185	3,321	135	4.3	1.10	1.09
Res Hmstd: Hi Val	384,300	407,100	5.9	4,370	4,551	181	4.1	1.14	1.12
Res Hmstd: Ex-Hi Val	576,600	610,800	5.9	6,786	7,099	314	4.6	1.18	1.16
Apartment (Mkt rate)	300,000	318,200	6.1	4,172	4,315	143	3.4	1.39	1.36
Comm/Ind: Lo Val	150,000	164,800	9.9	3,696	4,022	326	8.8	2.46	2.44
Comm/Ind: Med Val	300,000	329,600	9.9	8,545	9,145	600	7.0	2.85	2.77
Comm/Ind: Hi Val	1,000,000	1,098,700	9.9	31,174	33,056	1,881	6.0	3.12	3.01

NORTHERN HENNEPIN CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	19,283,613	20,057,063	773,449	4.0	225,144	236,060	10,916	4.8	1.17	1.18
ResNonHm 1 Exist	1,140,511	1,199,308	58,797	5.2	14,215	15,002	787	5.5	1.25	1.25
ResNonHm23 Exist	431,979	457,298	25,319	5.9	6,483	6,878	395	6.1	1.50	1.50
Apartments Exist	995,270	997,233	1,962	0.2	15,582	15,727	146	0.9	1.57	1.58
Low-income Apts	106,145	106,190	46	0.0	1,026	1,035	8	0.8	0.97	0.97
Seas Rec: Exist	12,624	13,043	420	3.3	203	211	8	3.9	1.61	1.62
Com/Ind Lo Exist	315,851	327,851	12,000	3.8	8,130	8,262	132	1.6	2.57	2.52
Com/Ind Hi Exist	3,800,084	4,074,867	274,783	7.2	128,006	134,042	6,036	4.7	3.37	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	206,734	202,931	-3,803	-1.8	6,875	6,576	-299	-4.3	3.33	3.24
AgHm House Exist	83,527	87,282	3,755	4.5	963	1,015	52	5.4	1.15	1.16
AgHm Land: Exist	96,863	111,374	14,511	15.0	515	612	97	18.8	0.53	0.55
Ag NonHm: Exist	139,989	164,332	24,343	17.4	1,498	1,735	238	15.9	1.07	1.06
ResHmstd: NewCon	0	283,050	283,050	0.0	0	3,446	3,446	0.0	0.00	1.22
All Other NewCon	0	362,014	362,014	0.0	0	8,973	8,973	0.0	0.00	2.48
Total	26,613,189	28,443,836	1,830,647	6.9	408,641	439,575	30,934	7.6	1.54	1.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	311,230	334,817	23,587	7.6	County	39.15	38.28	0.00	0.00
(-) TIF Tax Capacity	27,234	31,003	3,769	13.8	City/Town	34.96	35.16	1.01	1.01
(-) FD Contrib Tax Cap	27,441	32,225	4,784	17.4	School District	25.26	24.86	15.24	16.26
(=) Taxable Tax Capacity	256,554	271,589	15,035	5.9	Special District	7.87	8.16	0.00	0.00
FD Distrib Tax Cap	31,822	36,405	4,584	14.4	Total	107.23	106.46	16.24	17.27

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,100	168,600	4.0	1,775	1,865	90	5.1	1.1	1.11
Res Hmstd: Avg Val	243,000	252,700	4.0	2,847	2,982	135	4.7	1.17	1.18
Res Hmstd: Hi Val	323,900	336,900	4.0	3,918	4,099	181	4.6	1.21	1.22
Res Hmstd: Ex-Hi Val	486,000	505,500	4.0	6,001	6,269	268	4.5	1.23	1.24
Apartment (Mkt rate)	300,000	300,600	0.2	4,509	4,519	11	0.2	1.50	1.50
Comm/Ind: Lo Val	150,000	160,800	7.2	3,827	4,087	260	6.8	2.55	2.54
Comm/Ind: Med Val	300,000	321,700	7.2	8,849	9,335	486	5.5	2.95	2.90
Comm/Ind: Hi Val	1,000,000	1,072,300	7.2	32,284	33,820	1,536	4.8	3.23	3.15

SOUTHEAST HENNEPIN CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	22,225,141	22,838,320	613,179	2.8	242,514	250,883	8,368	3.5	1.09	1.10
ResNonHm 1 Exist	1,487,421	1,553,075	65,655	4.4	17,101	17,918	817	4.8	1.15	1.15
ResNonHm23 Exist	257,290	268,815	11,524	4.5	3,575	3,737	162	4.5	1.39	1.39
Apartments Exist	1,984,006	2,053,019	69,012	3.5	27,760	28,650	890	3.2	1.40	1.40
Low-income Apts	131,272	135,268	3,995	3.0	1,144	1,178	34	3.0	0.87	0.87
Seas Rec: Exist	6,042	6,236	194	3.2	69	68	0	-0.3	1.14	1.10
Com/Ind Lo Exist	336,800	339,763	2,963	0.9	8,316	8,170	-147	-1.8	2.47	2.40
Com/Ind Hi Exist	7,082,562	7,929,455	846,894	12.0	227,041	246,519	19,478	8.6	3.21	3.11
Publ U: Elec Gen	653	636	-16	-2.5	16	15	0	-3.2	2.39	2.38
Publ U: Other	174,641	170,215	-4,426	-2.5	5,618	5,313	-305	-5.4	3.22	3.12
AgHm House Exist	843	937	94	11.2	9	10	1	11.6	1.10	1.11
AgHm Land: Exist	205	230	25	12.0	1	1	0	17.5	0.28	0.29
Ag NonHm: Exist	62	71	9	14.8	1	1	0	12.0	0.97	0.94
ResHmstd: NewCon	0	170,203	170,203	0.0	0	2,010	2,010	0.0	0.00	1.18
All Other NewCon	0	304,971	304,971	0.0	0	6,601	6,601	0.0	0.00	2.16
Total	33,686,938	35,771,214	2,084,276	6.2	533,164	571,073	37,909	7.1	1.58	1.60

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	421,129	452,803	31,673	7.5	County	39.15	38.28	0.00	0.00
(-) TIF Tax Capacity	34,736	39,154	4,418	12.7	City/Town	31.59	31.06	0.18	0.18
(-) FD Contrib Tax Cap	45,963	51,580	5,617	12.2	School District	19.12	19.18	13.38	14.51
(=) Taxable Tax Capacity	340,430	362,068	21,638	6.4	Special District	8.86	9.15	0.00	0.00
FD Distrib Tax Cap	21,762	24,897	3,135	14.4	Total	98.72	97.67	13.56	14.69

**Tax Burdens on
Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	195,800	201,200	2.8	2,002	2,070	67	3.4	1.02	1.03
Res Hmstd: Avg Val	293,500	301,600	2.8	3,187	3,288	101	3.2	1.09	1.09
Res Hmstd: Hi Val	391,200	402,000	2.8	4,372	4,507	135	3.1	1.12	1.12
Res Hmstd: Ex-Hi Val	587,000	603,200	2.8	6,805	7,030	225	3.3	1.16	1.17
Apartment (Mkt rate)	300,000	310,400	3.5	4,109	4,246	137	3.3	1.37	1.37
Comm/Ind: Lo Val	150,000	167,900	11.9	3,649	4,107	457	12.5	2.43	2.45
Comm/Ind: Med Val	300,000	335,900	12.0	8,447	9,326	879	10.4	2.82	2.78
Comm/Ind: Hi Val	1,000,000	1,119,600	12.0	30,838	33,675	2,838	9.2	3.08	3.01

SOUTHWEST HENNEPIN CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	29,046,694	30,805,891	1,759,197	6.1	319,661	340,674	21,014	6.6	1.10	1.11
ResNonHm 1 Exist	2,693,686	2,916,895	223,209	8.3	30,143	32,633	2,489	8.3	1.12	1.12
ResNonHm23 Exist	474,346	512,697	38,350	8.1	6,128	6,597	469	7.7	1.29	1.29
Apartments Exist	1,590,074	1,725,747	135,673	8.5	21,628	23,445	1,817	8.4	1.36	1.36
Low-income Apts	77,484	83,042	5,558	7.2	653	700	47	7.2	0.84	0.84
Seas Rec: Exist	110,632	127,085	16,453	14.9	1,324	1,482	158	12.0	1.20	1.17
Com/Ind Lo Exist	337,222	349,056	11,834	3.5	8,156	8,223	67	0.8	2.42	2.36
Com/Ind Hi Exist	5,671,418	6,349,216	677,799	12.0	181,005	196,717	15,712	8.7	3.19	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	210,535	205,918	-4,617	-2.2	6,668	6,338	-330	-5.0	3.17	3.08
AgHm House Exist	75,463	77,481	2,019	2.7	809	844	36	4.4	1.07	1.09
AgHm Land: Exist	68,504	75,801	7,296	10.7	317	359	42	13.4	0.46	0.47
Ag NonHm: Exist	143,165	165,702	22,538	15.7	1,295	1,493	197	15.2	0.90	0.90
ResHmstd: NewCon	0	299,899	299,899	0.0	0	3,484	3,484	0.0	0.00	1.16
All Other NewCon	0	280,774	280,774	0.0	0	4,830	4,830	0.0	0.00	1.72
Total	40,499,222	43,975,203	3,475,981	8.6	577,786	627,817	50,031	8.7	1.43	1.43

Tax Base**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	483,989	529,670	45,681	9.4	County	39.15	38.28	0.00	0.00
(-) TIF Tax Capacity	11,641	12,830	1,189	10.2	City/Town	25.39	25.18	0.90	0.89
(-) FD Contrib Tax Cap	42,321	47,608	5,287	12.5	School District	20.82	20.50	14.57	15.52
(=) Taxable Tax Capacity	430,027	469,232	39,205	9.1	Special District	8.12	8.41	0.00	0.00
FD Distrib Tax Cap	17,958	20,545	2,587	14.4	Total	93.47	92.38	15.46	16.41

**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	261,600	277,400	6.0	2,713	2,895	182	6.7	1.04	1.04
Res Hmstd: Avg Val	392,200	416,000	6.1	4,253	4,526	272	6.4	1.08	1.09
Res Hmstd: Hi Val	522,900	554,600	6.1	5,750	6,159	410	7.1	1.1	1.11
Res Hmstd: Ex-Hi Val	784,500	832,000	6.1	9,211	9,818	607	6.6	1.17	1.18
Apartment (Mkt rate)	300,000	325,600	8.5	3,969	4,294	325	8.2	1.32	1.32
Comm/Ind: Lo Val	150,000	167,900	11.9	3,619	4,065	446	12.3	2.41	2.42
Comm/Ind: Med Val	300,000	335,900	12.0	8,367	9,222	856	10.2	2.79	2.75
Comm/Ind: Hi Val	1,000,000	1,119,500	12.0	30,523	33,279	2,756	9.0	3.05	2.97

SUBURBAN RAMSEY CO.

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	17,121,552	17,463,806	342,254	2.0	182,078	186,235	4,157	2.3	1.06	1.07
ResNonHm 1 Exist	1,048,674	1,279,383	230,708	22.0	11,762	14,352	2,590	22.0	1.12	1.12
ResNonHm23 Exist	334,602	403,028	68,426	20.4	4,600	5,505	905	19.7	1.37	1.37
Apartments Exist	1,224,456	1,248,945	24,489	2.0	16,883	17,267	384	2.3	1.38	1.38
Low-income Apts	170,830	174,246	3,417	2.0	1,483	1,504	21	1.4	0.87	0.86
Seas Rec: Exist	12,441	12,447	6	0.0	153	148	-6	-3.7	1.23	1.19
Com/Ind Lo Exist	328,456	360,397	31,941	9.7	8,018	8,529	512	6.4	2.44	2.37
Com/Ind Hi Exist	4,338,682	4,853,473	514,791	11.9	139,564	151,452	11,888	8.5	3.22	3.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	200,753	198,022	-2,731	-1.4	6,442	6,171	-271	-4.2	3.21	3.12
AgHm House Exist	1,986	1,628	-357	-18.0	19	14	-5	-26.2	0.94	0.85
AgHm Land: Exist	2,211	1,222	-989	-44.7	9	4	-4	-51.0	0.40	0.35
Ag NonHm: Exist	20,453	24,339	3,886	19.0	170	196	26	15.5	0.83	0.80
ResHmstd: NewCon	0	105,787	105,787	0.0	0	1,200	1,200	0.0	0.00	1.13
All Other NewCon	0	104,257	104,257	0.0	0	2,351	2,351	0.0	0.00	2.25
Total	24,805,095	26,230,980	1,425,885	5.7	371,180	394,929	23,748	6.4	1.50	1.51

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	300,237	320,800	20,564	6.8	County	44.85	44.58	0.00	0.00
(-) TIF Tax Capacity	17,167	19,422	2,255	13.1	City/Town	23.74	23.47	0.85	0.87
(-) FD Contrib Tax Cap	31,822	34,927	3,105	9.8	School District	18.27	17.91	15.70	16.62
(=) Taxable Tax Capacity	251,248	266,452	15,204	6.1	Special District	8.07	8.08	0.00	0.00
FD Distrib Tax Cap	24,250	27,744	3,493	14.4	Total	94.93	94.04	16.56	17.48

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	176,900	180,400	2.0	1,759	1,802	43	2.4	0.99	1
Res Hmstd: Avg Val	265,200	270,500	2.0	2,823	2,888	65	2.3	1.06	1.07
Res Hmstd: Hi Val	353,500	360,600	2.0	3,887	3,973	87	2.2	1.1	1.10
Res Hmstd: Ex-Hi Val	530,400	541,000	2.0	5,985	6,130	144	2.4	1.13	1.13
Apartment (Mkt rate)	300,000	306,000	2.0	4,057	4,132	75	1.9	1.35	1.35
Comm/Ind: Lo Val	150,000	167,800	11.9	3,650	4,096	447	12.2	2.43	2.44
Comm/Ind: Med Val	300,000	335,600	11.9	8,433	9,288	854	10.1	2.81	2.77
Comm/Ind: Hi Val	1,000,000	1,118,700	11.9	30,756	33,513	2,757	9.0	3.08	3

CITY OF MINNEAPOLIS

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	19,219,002	20,179,335	960,333	5.0	247,162	257,987	10,825	4.4	1.29	1.28
ResNonHm 1 Exist	2,835,528	3,260,857	425,329	15.0	38,682	43,925	5,243	13.6	1.36	1.35
ResNonHm23 Exist	1,490,392	1,710,618	220,226	14.8	24,623	27,949	3,326	13.5	1.65	1.63
Apartments Exist	3,023,074	3,143,997	120,923	4.0	49,862	51,291	1,429	2.9	1.65	1.63
Low-income Apts	273,583	281,790	8,207	3.0	2,757	2,806	50	1.8	1.01	1.00
Seas Rec: Exist	273	314	41	15.0	4	4	0	12.8	1.38	1.36
Com/Ind Lo Exist	599,986	627,766	27,780	4.6	15,992	16,227	235	1.5	2.67	2.58
Com/Ind Hi Exist	6,871,488	7,655,676	784,187	11.4	241,449	260,951	19,502	8.1	3.51	3.41
Publ U: Elec Gen	66,162	64,407	-1,755	-2.7	1,689	1,618	-70	-4.2	2.55	2.51
Publ U: Other	292,575	284,813	-7,762	-2.7	10,261	9,690	-571	-5.6	3.51	3.40
AgHm House Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHm Land: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHm: Exist	1,110	1,212	102	9.2	14	15	1	8.3	1.22	1.21
ResHmstd: NewCon	0	96,033	96,033	0.0	0	1,310	1,310	0.0	0.00	1.36
All Other NewCon	0	130,948	130,948	0.0	0	3,025	3,025	0.0	0.00	2.31
Total	34,673,173	37,437,765	2,764,592	8.0	632,494	676,799	44,305	7.0	1.82	1.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	435,692	473,069	37,376	8.6	County	34.76	34.00	0.00	0.00
(-) TIF Tax Capacity	64,556	72,160	7,605	11.8	City/Town	56.65	56.82	2.69	2.49
(-) FD Contrib Tax Cap	39,467	45,548	6,082	15.4	School District	24.18	23.97	9.32	8.86
(=) Taxable Tax Capacity	331,670	355,360	23,690	7.1	Special District	6.75	6.64	0.00	0.00
FD Distrib Tax Cap	43,325	49,566	6,241	14.4	Total	122.34	121.43	12.01	11.35

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,800	165,700	5.0	1,890	1,977	87	4.6	1.2	1.19
Res Hmstd: Avg Val	236,600	248,400	5.0	3,019	3,149	130	4.3	1.28	1.27
Res Hmstd: Hi Val	315,300	331,100	5.0	4,147	4,322	175	4.2	1.32	1.31
Res Hmstd: Ex-Hi Val	473,100	496,700	5.0	6,356	6,595	239	3.8	1.34	1.33
Apartment (Mkt rate)	300,000	312,000	4.0	4,948	5,090	142	2.9	1.65	1.63
Comm/Ind: Lo Val	150,000	167,100	11.4	3,998	4,460	462	11.6	2.67	2.67
Comm/Ind: Med Val	300,000	334,200	11.4	9,269	10,156	887	9.6	3.09	3.04
Comm/Ind: Hi Val	1,000,000	1,114,100	11.4	33,865	36,739	2,874	8.5	3.39	3.3

CITY OF ST. PAUL

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: Exist	12,852,148	13,751,143	898,995	7.0	140,781	151,435	10,654	7.6	1.10	1.10
ResNonHm 1 Exist	1,373,279	1,702,866	329,587	24.0	16,295	20,180	3,884	23.8	1.19	1.19
ResNonHm23 Exist	722,309	894,193	171,884	23.8	10,371	12,762	2,391	23.1	1.44	1.43
Apartments Exist	1,938,144	1,976,907	38,763	2.0	27,837	28,222	385	1.4	1.44	1.43
Low-income Apts	239,712	244,506	4,794	2.0	2,113	2,145	31	1.5	0.88	0.88
Seas Rec: Exist	1,070	1,109	38	3.6	14	14	0	1.6	1.31	1.28
Com/Ind Lo Exist	437,271	446,621	9,350	2.1	10,822	10,756	-66	-0.6	2.47	2.41
Com/Ind Hi Exist	3,293,781	3,706,835	413,054	12.5	107,241	117,336	10,095	9.4	3.26	3.17
Publ U: Elec Gen	33,852	33,290	-562	-1.7	777	755	-21	-2.7	2.29	2.27
Publ U: Other	218,664	215,036	-3,628	-1.7	7,119	6,807	-313	-4.4	3.26	3.17
AgHm House Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHm Land: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHm: Exist	1,334	1,041	-294	-22.0	14	11	-3	-22.8	1.04	1.03
ResHmstd: NewCon	0	93,756	93,756	0.0	0	1,114	1,114	0.0	0.00	1.19
All Other NewCon	0	126,635	126,635	0.0	0	2,577	2,577	0.0	0.00	2.04
Total	21,111,565	23,193,939	2,082,374	9.9	323,385	354,115	30,730	9.5	1.53	1.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	255,795	282,199	26,404	10.3	County	41.77	41.53	0.00	0.00
(-) TIF Tax Capacity	22,933	25,900	2,967	12.9	City/Town	28.22	27.47	0.00	0.00
(-) FD Contrib Tax Cap	19,319	23,118	3,799	19.7	School District	26.00	26.11	13.21	13.69
(=) Taxable Tax Capacity	213,543	233,181	19,638	9.2	Special District	8.34	8.14	0.00	0.00
FD Distrib Tax Cap	39,773	45,502	5,729	14.4	Total	104.34	103.25	13.21	13.69

Tax Burdens on
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	143,300	153,300	10,000	7.0	1,441	1,558	117	8.1	1.01	1.02
Res Hmstd: Avg Val	214,900	229,900	15,000	7.0	2,347	2,523	176	7.5	1.09	1.1
Res Hmstd: Hi Val	286,400	306,400	20,000	7.0	3,252	3,487	235	7.2	1.14	1.14
Res Hmstd: Ex-Hi Val	429,700	459,800	30,100	7.0	5,051	5,377	326	6.5	1.18	1.17
Apartment (Mkt rate)	300,000	306,000	6,000	2.0	4,309	4,368	60	1.4	1.44	1.43
Comm/Ind: Lo Val	150,000	168,800	18,800	12.5	3,712	4,208	495	13.3	2.47	2.49
Comm/Ind: Med Val	300,000	337,600	37,600	12.5	8,596	9,551	955	11.1	2.87	2.83
Comm/Ind: Hi Val	1,000,000	1,125,400	125,400	12.5	31,387	34,488	3,101	9.9	3.14	3.06

Baseline Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
159.1	Farm 1b Hmstd HGA: <32K: Exist	0.450	14,901	67	19
159.2	Farm 1b Hmstd HGA: <32K: NewCon	0.450	137	1	0
160.1	Ag Hmstd HGA: <76K: Exist	1.000	6,416,158	64,162	44,700
160.2	Ag Hmstd HGA: <76K: NewCon	1.000	53,443	534	371
161.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	5,147,833	51,478	50,495
161.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	45,437	454	443
162.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	59,788	598	565
162.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	483	5	5
163.1	Ag Hmstd HGA: >500K: Exist	1.250	87,480	1,093	1,026
163.2	Ag Hmstd HGA: >500K: NewCon	1.250	705	9	8
164.1	Farm 1b Hmstd land <32K: Exist	0.450	354	2	1
164.2	Farm 1b Hmstd land <32K: NewCon	0.450	3	0	0
165.1	Ag Hmstd 1 & b: <115K: Exist	0.550	10,034,647	55,191	19,044
165.2	Ag Hmstd 1 & b: <115K: NewCon	0.550	77,507	426	151
166.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.550	10,858,185	59,720	56,860
166.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.550	68,993	379	365
167.1	Ag Hmstd 1 & b: 345K-690K: Exist	0.550	7,230,109	39,766	33,404
167.2	Ag Hmstd 1 & b: 345K-690K: NewCon	0.550	37,625	207	175
168.1	Ag Hmstd 1 & b: >690K: Exist	1.000	6,443,985	64,440	53,314
168.2	Ag Hmstd 1 & b: >690K: NewCon	1.000	29,894	299	248
170.1	Ag Non-homestead: Exist	1.000	15,405,520	154,055	132,245
170.2	Ag Non-homestead: NewCon	1.000	40,050	400	336
171.0	Private Airport	1.000	292	3	2
172.1	Migrant Housing <500K: Exist	1.000	1,387	14	14
172.2	Migrant Housing <500K: NewCon	1.000	2	0	0
173.1	Migrant Housing >500K: Exist	1.250	65	1	1
177.0	Timberlands	1.000	1,482,236	14,822	12,983
178.1	Non-comm SRR: <76K: Exist	1.000	9,069,065	90,691	79,560
178.2	Non-comm SRR: <76K: NewCon	1.000	210,813	2,108	1,878
179.1	Non-comm SRR: 76K-500K: Exist	1.000	9,217,570	92,176	88,438
179.2	Non-comm SRR: 76K-500K: NewCon	1.000	203,515	2,035	1,980
180.1	Non-comm SRR: >500K: Exist	1.250	754,234	9,428	8,368
180.2	Non-comm SRR: >500K: NewCon	1.250	15,533	194	171
183.1	Res 1b Hmstd <32K: Exist	0.450	229,755	1,034	925
183.2	Res 1b Hmstd <32K: NewCon	0.450	4,204	19	16
184.1	Res Hmstd: <76K: Exist	1.000	101,754,825	1,017,548	928,882
184.2	Res Hmstd: <76K: NewCon	1.000	1,940,533	19,405	17,499
185.1	Res Hmstd: 76K-414K: Exist	1.000	182,559,442	1,825,594	2,022,463
185.2	Res Hmstd: 76K-414K: NewCon	1.000	3,431,418	34,314	37,943
186.1	Res Hmstd: 414K-500K: Exist	1.000	6,184,061	61,841	65,611
186.2	Res Hmstd: 414K-500K: NewCon	1.000	103,641	1,036	1,095

House Research Dept.

Simulation No. 7C2

Baseline: Actual Pay 2007

Page 35

3/13/2007 11:08 AM

Alternative: Projected Pay 2008: Current Law

(all figures in \$000s)

Item ID	Description	Baseline	Actual Pay 2007	Alternative	Projected Pay 2008	Current Law
187.1	Res Hmstd: > 500K: Exist	1.250	11,689,972	146,125	148,513	
187.2	Res Hmstd: > 500K: NewCon	1.250	169,984	2,125	2,139	
189.1	Res NonH 1 unit: <76K: Exist	1.000	9,602,552	96,026	112,348	
189.2	Res NonH 1 unit: <76K: NewCon	1.000	830,688	8,307	9,599	
190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	11,946,389	119,464	134,317	
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	1,147,342	11,473	12,912	
191.1	Res NonH 1 unit: >500K: Exist	1.250	1,630,901	20,386	20,947	
191.2	Res NonH 1 unit: >500K: NewCon	1.250	136,988	1,712	1,781	
193.1	Res NonH 2-3 units: Exist	1.250	7,115,709	88,946	101,264	
193.2	Res NonH 2-3 units: NewCon	1.250	678,764	8,485	9,562	
196.1	Regular apartments (4a): Exist	1.250	17,326,349	216,579	251,186	
196.2	Regular apartments (4a): NewCon	1.250	361,616	4,520	5,265	
197.1	Low-income housing (4d): Exist	0.750	2,156,294	16,172	19,708	
197.2	Low-income housing (4d): NewCon	0.750	25,856	194	234	
198.1	Non-profit/Comm Serv: Exist	1.500	46,748	701	853	
198.2	Non-profit/Comm Serv: NewCon	1.500	88	1	1	
199.1	Student housing: Exist	1.000	27,116	271	325	
199.2	Student housing: NewCon	1.000	9	0	0	
200.1	Manuf home park land: Exist	1.250	573,187	7,165	7,977	
200.2	Manuf home park land: NewCon	1.250	132	2	2	
202.1	Comm SRR 1c: <500K: Exist	0.550	380,483	2,093	1,776	
202.2	Comm SRR 1c: <500K: NewCon	0.550	3,316	18	17	
203.1	Comm SRR 1c: 500K-2.2M: Exist	1.000	219,406	2,194	1,674	
203.2	Comm SRR 1c: 500K-2.2M: NewCon	1.000	2,014	20	17	
204.1	Comm SRR 1c: >2.2M: Exist	1.250	38,322	479	421	
204.2	Comm SRR 1c: >2.2M: New con	1.250	262	3	3	
205.1	Comm SRR 4c: <500K: Exist	1.000	239,539	2,395	2,646	
205.2	Comm SRR 4c: <500K: NewCon	1.000	4,263	43	41	
206.1	Comm SRR 4c: >500K: Exist	1.250	104,722	1,309	1,321	
206.2	Comm SRR 4c: >500K: NewCon	1.250	5,404	68	54	
207.1	Bed & Breakfast: Exist	1.250	23,547	294	300	
207.2	Bed & Breakfast: NewCon	1.250	288	4	3	
208.0	Qualifying golf courses	1.250	245,929	3,074	3,014	
211.1	Commercial: <150K: Exist	1.500	7,915,449	118,732	198,449	
211.2	Commercial: <150K: NewCon	1.500	226,612	3,399	5,615	
212.1	Commercial: >150K: Exist	2.000	40,657,993	813,160	1,316,880	
212.2	Commercial: >150K: NewCon	2.000	1,073,390	21,468	34,194	
213.1	Comm border city: <150K: Exist	1.500	41,211	618	950	
213.2	Comm border city: <150K: NewCon	1.500	227	3	5	
214.1	Comm border city: >150K: Exist	2.000	82,951	1,659	1,908	
214.2	Comm border city: >150K: NewCon	2.000	157	3	4	
222.1	Industrial: <150K: Exist	1.500	1,218,589	18,279	30,646	
222.2	Industrial: <150K: NewCon	1.500	31,804	477	796	
223.1	Industrial: >150K: Exist	2.000	12,650,987	253,020	413,661	

House Research Dept.

Simulation No. 7C2

Baseline: Actual Pay 2007

Page 36

3/13/2007 11:08 AM

Alternative: Projected Pay 2008: Current Law

(all figures in \$000s)

223.2	Industrial: >150K: NewCon	2.000	254,059	5,081	8,371
224.1	Ind'l border city: <150K: Exist	1.500	1,497	22	34
224.2	Ind'l border city: <150K: NewCon	1.500	3	0	0
225.1	Ind'l border city: >150K: Exist	2.000	63,165	1,263	1,466
225.2	Ind'l border city: >150K: NewCon	2.000	617	12	14
233.0	Publ Util: land & bldgs <150K	1.500	83,819	1,257	1,989
234.0	Publ Util: land & bldgs >150K	2.000	844,006	16,880	26,374
235.0	Publ Util: Electric Generat Mach	2.000	1,525,273	30,505	33,232
236.0	Publ Util: machinery (non-generat)	2.000	1,063,632	21,273	32,486
238.0	Railroad <150K	1.500	24,763	371	618
239.0	Railroad >150K	2.000	534,328	10,687	16,970
241.0	Non-comm aircraft hangars	1.500	2,755	41	44
242.0	Mineral	2.000	2,217	44	89
243.0	Misc class 5	2.000	4,641	93	132
249.0	Personal: 3f	1.000	9,408	94	97
250.0	Non-comm aircraft hangars	1.500	67,390	1,011	1,022
251.0	Pers: It31 tools&mach excl elec gen	2.000	152,374	3,047	4,541
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	8,957	90	92
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	50,806	508	477
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	9,672	97	90
256.0	Pers: It32 struct/leased land-C/I	2.000	18,262	365	544
257.0	Pers: Item 33 ag real estate	1.000	19,447	194	196
259.0	Pers: It41 struct/leased land - C/I	2.000	395,647	7,913	8,883
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	332	3	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	2,607	26	30
264.0	Pers: Item 41 Border EZ	2.000	1,157	23	27
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	33,660	673	1,297
267.0	Pers: It43 leased real estate - non C/I	1.500	21,749	326	425
268.0	Pers: Item 43 leased real estate - C/I	2.000	380,939	7,619	9,295
269.0	Pers: Item 44 electric util trans lines	2.000	1,661,589	33,232	52,989
270.0	Pers: Item 44 electric util distri lines	2.000	234,147	4,683	7,828
271.0	Pers: Item 45 syst/gas utils	2.000	1,879,708	37,594	57,400
272.0	Pers: Item 46 syst/water utils	2.000	1,383	28	46
273.0	Pers: Item 48 misc	2.000	16,002	320	363
State Total			519,219,387	5,842,395	6,782,400

Alternative Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
159.1	Farm 1b Hmstd HGA: <32K: Exist	0.450	15,039	68	20
160.1	Ag Hmstd HGA: <76K: Exist	1.000	6,642,581	66,426	46,509
160.2	Ag Hmstd HGA: <76K: NewCon	1.000	14,794	148	104
161.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	5,968,311	59,683	58,325
161.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	74,299	743	725
162.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	73,831	738	698
162.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	1,497	15	14
163.1	Ag Hmstd HGA: >500K: Exist	1.250	105,915	1,324	1,242
163.2	Ag Hmstd HGA: >500K: NewCon	1.250	2,350	29	26
164.1	Farm 1b Hmstd land <32K: Exist	0.450	356	2	1
165.1	Ag Hmstd 1 & b: <115K: Exist	0.550	10,439,073	57,415	18,397
165.2	Ag Hmstd 1 & b: <115K: NewCon	0.550	29,455	162	57
166.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.550	11,877,602	65,327	60,884
166.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.550	73,061	402	383
167.1	Ag Hmstd 1 & b: 345K-790K: Exist	0.550	9,359,165	51,475	42,231
167.2	Ag Hmstd 1 & b: 345K-790K: NewCon	0.550	111,094	611	504
168.1	Ag Hmstd 1 & b: >790K: Exist	1.000	7,241,961	72,420	58,557
168.2	Ag Hmstd 1 & b: >790K: NewCon	1.000	34,739	347	281
170.1	Ag Non-homestead: Exist	1.000	17,453,851	174,539	146,012
170.2	Ag Non-homestead: NewCon	1.000	45,770	458	368
171.0	Private Airport	1.000	292	3	2
172.1	Migrant Housing <500K: Exist	1.000	1,389	14	14
173.1	Migrant Housing >500K: Exist	1.250	65	1	1
177.0	Timberlands	1.000	1,730,847	17,308	14,510
178.1	Non-comm SRR: <76K: Exist	1.000	9,955,750	99,558	82,478
178.2	Non-comm SRR: <76K: NewCon	1.000	122,797	1,228	1,074
179.1	Non-comm SRR: 76K-500K: Exist	1.000	11,557,955	115,580	102,948
179.2	Non-comm SRR: 76K-500K: NewCon	1.000	339,233	3,392	3,072
180.1	Non-comm SRR: >500K: Exist	1.250	1,062,348	13,279	10,885
180.2	Non-comm SRR: >500K: NewCon	1.250	46,599	582	474
183.1	Res 1b Hmstd <32K: Exist	0.450	233,960	1,053	959
184.1	Res Hmstd: <76K: Exist	1.000	104,955,857	1,049,559	976,198
184.2	Res Hmstd: <76K: NewCon	1.000	551,714	5,517	5,100
185.1	Res Hmstd: 76K-414K: Exist	1.000	198,413,397	1,984,134	2,204,112
185.2	Res Hmstd: 76K-414K: NewCon	1.000	4,200,018	42,000	46,737
186.1	Res Hmstd: 414K-500K: Exist	1.000	7,125,662	71,257	75,571
186.2	Res Hmstd: 414K-500K: NewCon	1.000	266,963	2,670	2,807
187.1	Res Hmstd: > 500K: Exist	1.250	13,710,512	171,381	173,347
187.2	Res Hmstd: > 500K: NewCon	1.250	462,861	5,786	5,755
189.1	Res NonH 1 unit: <76K: Exist	1.000	11,171,621	111,716	130,859

House Research Dept.

Simulation No. 7C2

Baseline: Actual Pay 2007

Page 38

3/13/2007 11:08 AM

Alternative: Projected Pay 2008: Current Law

(all figures in \$000s)

Simulation No.	Description	Baseline	Actual Pay 2007	Alternative: Projected Pay 2008	Current Law	(all figures in \$000s)
189.2	Res NonH 1 unit: <76K: NewCon	1.000	524,106	5,241	6,030	
190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	14,966,088	149,661	168,509	
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	1,260,438	12,604	14,052	
191.1	Res NonH 1 unit: >500K: Exist	1.250	2,088,083	26,101	26,778	
191.2	Res NonH 1 unit: >500K: NewCon	1.250	202,516	2,531	2,619	
193.1	Res NonH 2-3 units: Exist	1.250	8,789,493	109,869	124,546	
193.2	Res NonH 2-3 units: NewCon	1.250	611,328	7,642	8,426	
196.1	Regular apartments (4a): Exist	1.250	18,356,672	229,458	266,419	
196.2	Regular apartments (4a): NewCon	1.250	242,604	3,033	3,447	
197.1	Low-income housing (4d): Exist	0.750	2,267,809	17,009	20,777	
197.2	Low-income housing (4d): NewCon	0.750	14,141	106	130	
198.1	Non-profit/Comm Serv: Exist	1.500	51,140	767	929	
198.2	Non-profit/Comm Serv: NewCon	1.500	85	1	1	
199.1	Student housing: Exist	1.000	30,113	301	358	
199.2	Student housing: NewCon	1.000	10	0	0	
200.1	Manuf home park land: Exist	1.250	612,418	7,655	8,551	
200.2	Manuf home park land: NewCon	1.250	139	2	2	
202.1	Comm SRR 1c: <500K: Exist	0.550	403,538	2,219	1,856	
202.2	Comm SRR 1c: <500K: NewCon	0.550	1,679	9	9	
203.1	Comm SRR 1c: 500K-2.2M: Exist	1.000	259,021	2,590	1,953	
203.2	Comm SRR 1c: 500K-2.2M: NewCon	1.000	2,932	29	25	
204.1	Comm SRR 1c: >2.2M: Exist	1.250	50,675	633	527	
204.2	Comm SRR 1c: >2.2M: New con	1.250	563	7	6	
205.1	Comm SRR 4c: <500K: Exist	1.000	267,136	2,671	2,798	
205.2	Comm SRR 4c: <500K: NewCon	1.000	2,691	27	28	
206.1	Comm SRR 4c: >500K: Exist	1.250	131,851	1,648	1,557	
206.2	Comm SRR 4c: >500K: NewCon	1.250	4,814	60	51	
207.1	Bed & Breakfast: Exist	1.250	25,479	318	324	
207.2	Bed & Breakfast: NewCon	1.250	30	0	0	
208.0	Qualifying golf courses	1.250	265,040	3,313	3,237	
211.1	Commercial: <150K: Exist	1.500	8,458,080	126,871	207,700	
211.2	Commercial: <150K: NewCon	1.500	129,568	1,944	3,153	
212.1	Commercial: >150K: Exist	2.000	45,823,470	916,469	1,446,564	
212.2	Commercial: >150K: NewCon	2.000	1,328,761	26,575	41,318	
213.1	Comm border city: <150K: Exist	1.500	41,754	626	962	
213.2	Comm border city: <150K: NewCon	1.500	681	10	16	
214.1	Comm border city: >150K: Exist	2.000	84,689	1,694	1,948	
214.2	Comm border city: >150K: NewCon	2.000	2,712	54	62	
222.1	Industrial: <150K: Exist	1.500	1,303,684	19,555	32,006	
222.2	Industrial: <150K: NewCon	1.500	12,844	193	315	
223.1	Industrial: >150K: Exist	2.000	14,083,034	281,661	448,070	
223.2	Industrial: >150K: NewCon	2.000	189,276	3,786	6,064	
224.1	Ind'l border city: <150K: Exist	1.500	1,517	23	35	
224.2	Ind'l border city: <150K: NewCon	1.500	0	0	0	

3/13/2007 11:08 AM

Alternative: Projected Pay 2008: Current Law

(all figures in \$000s)

225.1	Ind'l border city: >150K: Exist	2.000	66,326	1,327	1,538
225.2	Ind'l border city: >150K: NewCon	2.000	2,007	40	46
233.0	Publ Util: land & bldgs <150K	1.500	83,579	1,254	1,939
234.0	Publ Util: land & bldgs >150K	2.000	832,870	16,657	25,402
235.0	Publ Util: Electric Generat Mach	2.000	1,496,108	29,922	32,438
236.0	Publ Util: machinery (non-generat)	2.000	1,064,435	21,289	31,655
238.0	Railroad <150K	1.500	27,063	406	661
239.0	Railroad >150K	2.000	598,020	11,960	18,511
241.0	Non-comm aircraft hangars	1.500	3,145	47	52
242.0	Mineral	2.000	2,223	44	86
243.0	Misc class 5	2.000	4,862	97	140
249.0	Personal: 3f	1.000	10,223	102	105
250.0	Non-comm aircraft hangars	1.500	72,626	1,089	1,088
251.0	Pers: It31 tools&mach excl elec gen	2.000	151,661	3,033	4,420
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	9,420	94	97
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	56,970	570	510
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	11,013	110	95
256.0	Pers: It32 struct/leased land-C/I	2.000	19,211	384	567
257.0	Pers: Item 33 ag real estate	1.000	21,423	214	214
259.0	Pers: It41 struct/leased land - C/I	2.000	428,051	8,561	9,209
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	335	3	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	3,070	31	35
264.0	Pers: Item 41 Border EZ	2.000	1,265	25	29
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,674	693	1,325
267.0	Pers: It43 leased real estate - non C/I	1.500	22,879	343	442
268.0	Pers: Item 43 leased real estate - C/I	2.000	416,689	8,334	9,751
269.0	Pers: Item 44 electric util trans lines	2.000	1,639,636	32,793	50,922
270.0	Pers: Item 44 electric util distri lines	2.000	233,081	4,662	7,681
271.0	Pers: Item 45 syst/gas utils	2.000	1,899,825	37,996	56,385
272.0	Pers: Item 46 syst/water utils	2.000	1,525	30	50
273.0	Pers: Item 48 misc	2.000	17,141	343	389
State Total			567,598,645	6,395,774	7,380,191

Baseline Levy Summary*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	2,261,488	1,527,165	187,823	1,208,189	258,622	696,281	6,139,569
Certified MKV Levy	2,525	28,191	103	628,998	0	0	659,816
Fiscal Disparities Levy	112,502	111,110	1,280	116,325	24,780	0	365,997
Disparity Reduction Aid	9,704	0	499	8,064	0	0	18,267
Spread NTC Levy	2,139,281	1,416,055	186,045	1,127,057	238,843	696,281	5,803,561
Spread MKV Levy	2,525	28,191	103	585,742	0	0	616,560
Tax Incr Financing Levy							313,012
	Homestead Credit	269,590		Taconite credit		16,977	
	Agricultural Credit	24,874		Disparity Reduction Credit		5,446	

Alternative Levy Summary*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	2,429,912	1,662,450	193,104	1,294,532	280,729	717,441	6,578,167
Certified MKV Levy	2,525	29,620	103	748,069	0	0	780,317
Fiscal Disparities Levy	123,139	123,771	1,168	130,156	28,259	0	406,494
Disparity Reduction Aid	9,650	0	478	7,946	0	0	18,074
Spread NTC Levy	2,297,123	1,538,679	191,458	1,207,452	257,469	717,441	6,209,622
Spread MKV Levy	2,525	29,620	103	697,046	0	0	729,294
Tax Incr Financing Levy							348,208
	Homestead Credit	261,866		Taconite credit		17,179	
	Agricultural Credit	25,431		Disparity Reduction Credit		5,718	