

# House Research Simulation Report: Property Tax

**Simulation #8C2**

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## DESCRIPTION

**BASELINE: Actual Pay 2008**

**ALTERNATIVE: Projected Pay 2009: Current Law**

This report is a projection of property taxes payable in 2009 under current law. The payable 2008 baseline for the simulation is based on actual data reported by the counties. The payable 2009 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 adjusted for current market conditions, combined with input from many county assessors. Revised estimates are being sought from a few jurisdictions whose earlier estimates may no longer be accurate; when they are received a revised simulation will be released. 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 \$559 million, or 7.7%**, according to the simulation. Approximately \$82 million of the \$559 million increase is borne by new construction - property that will appear on the tax rolls for the first time in 2009. The overall tax increases are projected to be 8.9% in Greater Minnesota and 7% in the Metro area.
- **On a statewide average basis, property tax changes vary by property type from 4.7% (on residential homesteads) to +11.3% (on agricultural property).** Increases on other large property types (existing properties only) are 6.6% on residential non-homestead property, 6.7% on apartments, 8.5% on commercial-industrial property, 4.6% on public utility property, and 7.4% 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 2008**

- **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 2009: Current Law**

- **Market values** are based on actual growth rates in taxable property values between payable year 2007 and payable year 2008 for each type of property within each county, adjusted for changes in market conditions in calendar year 2007. Separate rates were 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. (These estimates were provided in February, 2008, and may now be somewhat obsolete – revised estimates are now being sought from some jurisdictions.) 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 2007 to pay 2008, on a city-by-city and a class-by-class basis. Public utility values were modified to take into account the transition to the new valuation rules; for pay 2009, the market value will be based 50% on the old rule and 50% on the new rule. No attempt has been made to adjust for the disabled veterans homestead exclusion and the new classification for managed forest land, both of which were provided in Laws 2008, chapter 154.
- **School district levies** were modeled under the direction of a joint House/Senate/Revenue Dept./Education Dept. working group. The baseline pay 2009 levies were developed to match statewide levy estimates by category developed by the Dept. of Education. Approximately \$72 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 St. Paul). Approximately \$34 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 2009 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 2008 levy by more than 12%. Each county’s jail and debt service levies were projected separately from the general levy. Levy assumptions for Hennepin and Ramsey 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 2008 levy plus aid amount. Levy amounts were derived by

subtracting projected 2009 aid amounts from the levy plus aid projections. Levy amounts were not allowed to be less than in payable 2008, 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 their median growth rate over the previous three years. 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 \$770.7 million; resulting in a commercial-industrial rate of 45.4% and a seasonal-recreational rate of 18.6%.
- **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). TIF NTC for the City of St. Paul was reduced for decertifications due to take place for pay 2009.

**SIMULATION PARAMETERS**

	Baseline	Alternative
<b>Disabled homestead</b>	0.45%	0.45%
<b>Residential Homestead:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Residential Non-homestead:</b>		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
<b>Apartments:</b>		
Regular	1.25	1.25
Low-income	0.75	0.75
<b>Commercial-Industrial-Public Utility:</b>		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
<b>Seasonal Recreational Commercial:</b>		
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
<b>Seasonal Recreational Residential:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$790,000	0.55	0.55
\$790,000 - \$890,000	1.0	0.55
>\$890,000	1.0	1.0
<b>Nonhomestead</b>	1.0	1.0
<b>Credits:</b>		
<b>Homestead:</b>		
<b>Rate</b>	0.4%	0.4%
<b>Maximum</b>	\$304	\$304
<b>Phase-out rate</b>	0.09%	0.09%
<b>Agricultural:</b>		
<b>Rate</b>	0.3%	0.3%
<b>Maximum</b>	\$345	\$345
<b>Phase-out rate</b>	0.05%	0.05%

<b>STATEWIDE</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	324,601,411	324,233,019	-368,392	-0.1	3,411,653	3,572,894	161,240	4.7	1.05	1.10
ResNonHm 1 Exist	30,652,831	31,450,780	797,950	2.6	353,430	377,708	24,278	6.9	1.15	1.20
ResNonHm23 Exist	9,957,022	10,149,331	192,308	1.9	140,216	148,372	8,156	5.8	1.41	1.46
Apartments Exist	18,432,170	18,690,577	258,407	1.4	265,663	283,311	17,649	6.6	1.44	1.52
Low-income Apts	2,306,468	2,359,460	52,991	2.3	21,047	22,485	1,438	6.8	0.91	0.95
Seas Rec: Exist	24,866,749	27,266,429	2,399,679	9.7	214,060	229,959	15,899	7.4	0.86	0.84
Com/Ind Lo Exist	9,806,419	10,071,605	265,186	2.7	241,244	252,532	11,288	4.7	2.46	2.51
Com/Ind Hi Exist	62,983,576	67,011,454	4,027,877	6.4	1,989,742	2,167,271	177,529	8.9	3.16	3.23
Publ U: Elec Gen	1,554,471	1,584,925	30,454	2.0	33,889	35,405	1,517	4.5	2.18	2.23
Publ U: Other	5,983,850	6,171,731	187,881	3.1	181,422	189,926	8,504	4.7	3.03	3.08
AgHm House Exist	12,426,407	13,128,904	702,497	5.7	102,903	113,673	10,770	10.5	0.83	0.87
AgHm Land: Exist	38,441,676	42,375,605	3,933,928	10.2	177,051	197,335	20,284	11.5	0.46	0.47
Ag NonHm: Exist	19,780,943	22,051,270	2,270,327	11.5	165,070	184,153	19,083	11.6	0.83	0.84
ResHmstd: NewCon	0	3,634,396	3,634,396	0.0	0	41,977	41,977	0.0	0.00	1.15
All Other NewCon	0	3,003,094	3,003,094	0.0	0	39,750	39,750	0.0	0.00	1.32
<b>Total</b>	<b>561,793,995</b>	<b>583,182,579</b>	<b>21,388,584</b>	<b>3.8</b>	<b>7,297,388</b>	<b>7,856,751</b>	<b>559,362</b>	<b>7.7</b>	<b>1.30</b>	<b>1.35</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	6,338,736	6,588,006	249,269	3.9	County	40.14	41.31	0.05	0.05
(-) TIF Tax Capacity	311,344	321,354	10,011	3.2	City/Town	30.38	31.45	0.66	0.69
(-) FD Contrib Tax Cap	350,277	401,602	51,325	14.7	School District	20.42	20.91	14.19	15.87
(=) Taxable Tax Capacity	<u>5,677,115</u>	<u>5,865,049</u>	<u>187,934</u>	<u>3.3</u>	Special District	<u>4.59</u>	<u>4.52</u>	<u>0.01</u>	<u>0.01</u>
FD Distrib Tax Cap	350,278	401,602	51,324	14.7	<b>Total</b>	<b>95.52</b>	<b>98.19</b>	<b>14.91</b>	<b>16.62</b>

**GREATER MINNESOTA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	105,707,884	108,648,025	2,940,142	2.8	1,039,342	1,101,417	62,075	6.0	0.98	1.01
ResNonHm 1 Exist	10,312,392	10,975,383	662,991	6.4	118,516	129,288	10,772	9.1	1.15	1.18
ResNonHm23 Exist	3,053,637	3,216,590	162,953	5.3	43,039	46,250	3,211	7.5	1.41	1.44
Apartments Exist	3,742,223	3,884,210	141,987	3.8	57,275	60,897	3,622	6.3	1.53	1.57
Low-income Apts	803,687	828,888	25,201	3.1	7,762	8,207	446	5.7	0.97	0.99
Seas Rec: Exist	24,335,750	26,710,782	2,375,032	9.8	208,155	223,633	15,479	7.4	0.86	0.84
Com/Ind Lo Exist	5,756,313	5,952,951	196,637	3.4	143,397	150,522	7,125	5.0	2.49	2.53
Com/Ind Hi Exist	13,456,814	14,496,808	1,039,994	7.7	430,443	468,628	38,185	8.9	3.20	3.23
Publ U: Elec Gen	1,223,850	1,247,815	23,965	2.0	26,823	27,803	980	3.7	2.19	2.23
Publ U: Other	3,663,144	3,785,960	122,816	3.4	108,801	113,336	4,535	4.2	2.97	2.99
AgHm House Exist	11,043,029	11,720,485	677,456	6.1	90,704	100,620	9,916	10.9	0.82	0.86
AgHm Land: Exist	36,692,660	40,541,380	3,848,720	10.5	170,124	189,670	19,546	11.5	0.46	0.47
Ag NonHm: Exist	18,381,851	20,514,666	2,132,815	11.6	153,029	170,380	17,351	11.3	0.83	0.83
ResHmstd: NewCon	0	1,578,543	1,578,543	0.0	0	16,964	16,964	0.0	0.00	1.07
All Other NewCon	0	1,810,933	1,810,933	0.0	0	21,135	21,135	0.0	0.00	1.17
<b>Total</b>	<b>238,173,234</b>	<b>255,913,419</b>	<b>17,740,185</b>	<b>7.4</b>	<b>2,597,411</b>	<b>2,828,751</b>	<b>231,340</b>	<b>8.9</b>	<b>1.09</b>	<b>1.11</b>

**Tax Base**

**Tax Rates**

	<b>Taxable Market Value</b>				<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,478,443	2,657,359	178,915	7.2	County	47.33	47.56	0.03	0.03
(-) TIF Tax Capacity	51,915	55,810	3,896	7.5	City/Town	27.36	27.68	0.31	0.31
(-) FD Contrib Tax Cap	3,426	4,478	1,052	30.7	School District	18.99	18.72	11.72	13.55
(=) Taxable Tax Capacity	2,423,103	2,597,070	173,967	7.2	Special District	1.55	1.54	0.03	0.03
FD Distrib Tax Cap	3,427	4,478	1,051	30.7	<b>Total</b>	<b>95.22</b>	<b>95.50</b>	<b>12.09</b>	<b>13.91</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	108,100	111,100	2.8	885	943	58	6.6	0.82	0.85
Res Hmstd: Avg Val	162,100	166,600	2.8	1,513	1,600	87	5.8	0.93	0.96
Res Hmstd: Hi Val	216,100	222,100	2.8	2,141	2,257	116	5.4	0.99	1.02
Res Hmstd: Ex-Hi Val	324,300	333,300	2.8	3,400	3,574	174	5.1	1.05	1.07
Apartment	300,000	311,400	3.8	3,934	4,150	217	5.5	1.31	1.33
Comm/Ind: Lo Val	150,000	161,600	7.7	3,358	3,723	364	10.9	2.24	2.30
Comm/Ind: Med Val	300,000	323,200	7.7	7,775	8,502	727	9.3	2.59	2.63
Comm/Ind: Hi Val	1,000,000	1,077,300	7.7	28,388	30,805	2,417	8.5	2.84	2.86

<b>METRO AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Pctg Chng</b>	<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	218,893,527	215,584,993	-3,308,534	-1.5	2,372,311	2,471,477	99,166	4.2	1.08	1.15	
ResNonHm 1 Exist	20,340,439	20,475,398	134,959	0.7	234,914	248,420	13,506	5.7	1.15	1.21	
ResNonHm23 Exist	6,903,385	6,932,741	29,356	0.4	97,177	102,122	4,945	5.1	1.41	1.47	
Apartments Exist	14,689,947	14,806,367	116,420	0.8	208,387	222,414	14,027	6.7	1.42	1.50	
Low-income Apts	1,502,781	1,530,572	27,791	1.8	13,285	14,278	993	7.5	0.88	0.93	
Seas Rec: Exist	531,000	555,647	24,647	4.6	5,905	6,325	420	7.1	1.11	1.14	
Com/Ind Lo Exist	4,050,106	4,118,655	68,548	1.7	97,847	102,010	4,163	4.3	2.42	2.48	
Com/Ind Hi Exist	49,526,763	52,514,646	2,987,883	6.0	1,559,298	1,698,643	139,345	8.9	3.15	3.23	
Publ U: Elec Gen	330,622	337,111	6,489	2.0	7,066	7,602	537	7.6	2.14	2.26	
Publ U: Other	2,320,706	2,385,771	65,066	2.8	72,621	76,591	3,970	5.5	3.13	3.21	
AgHm House Exist	1,383,378	1,408,419	25,041	1.8	12,199	13,053	854	7.0	0.88	0.93	
AgHm Land: Exist	1,749,016	1,834,224	85,208	4.9	6,928	7,666	738	10.7	0.40	0.42	
Ag NonHm: Exist	1,399,092	1,536,603	137,512	9.8	12,041	13,772	1,732	14.4	0.86	0.90	
ResHmstd: NewCon	0	2,055,852	2,055,852	0.0	0	25,012	25,012	0.0	0.00	1.22	
All Other NewCon	0	1,192,161	1,192,161	0.0	0	18,615	18,615	0.0	0.00	1.56	
<b>Total</b>	<b>323,620,761</b>	<b>327,269,160</b>	<b>3,648,399</b>	<b>1.1</b>	<b>4,699,978</b>	<b>5,028,000</b>	<b>328,022</b>	<b>7.0</b>	<b>1.45</b>	<b>1.54</b>	

**Tax Base**

**Tax Rates**

					<b>Pctg Chng</b>	<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	3,860,293	3,930,647	70,354	1.8	County	34.78	36.34	0.06	0.06
(-) TIF Tax Capacity	259,429	265,544	6,115	2.4	City/Town	32.62	34.45	0.83	0.89
(-) FD Contrib Tax Cap	346,851	397,124	50,272	14.5	School District	21.48	22.65	15.42	17.08
(=) Taxable Tax Capacity	3,254,012	3,267,979	13,967	0.4	Special District	6.85	6.89	0.00	0.00
FD Distrib Tax Cap	346,851	397,124	50,272	14.5	<b>Total</b>	95.74	100.34	16.32	18.03

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Pctg Chng</b>	<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>			<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	188,900	186,000	-1.5	1,914	1,997	82	4.3	1.01	1.07	
Res Hmstd: Avg Val	283,200	278,900	-1.5	3,056	3,180	124	4.1	1.08	1.14	
Res Hmstd: Hi Val	377,600	371,900	-1.5	4,199	4,364	166	4.0	1.11	1.17	
Res Hmstd: Ex-Hi Val	566,500	557,900	-1.5	6,507	6,749	242	3.7	1.15	1.21	
Apartment	300,000	302,400	0.8	4,080	4,338	258	6.3	1.36	1.43	
Comm/Ind: Lo Val	150,000	159,000	6.0	3,433	3,829	396	11.5	2.29	2.41	
Comm/Ind: Med Val	300,000	318,100	6.0	7,929	8,754	825	10.4	2.64	2.75	
Comm/Ind: Hi Val	1,000,000	1,060,300	6.0	28,909	31,729	2,820	9.8	2.89	2.99	

**GREATER MINNESOTA CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	59,986,958	60,731,334	744,375	1.2	665,127	697,664	32,537	4.9	1.11	1.15
ResNonHm 1 Exist	6,421,705	6,785,979	364,273	5.7	81,653	88,734	7,081	8.7	1.27	1.31
ResNonHm23 Exist	2,121,049	2,220,570	99,521	4.7	32,255	34,529	2,274	7.1	1.52	1.55
Apartments Exist	3,677,863	3,816,701	138,838	3.8	56,557	60,134	3,577	6.3	1.54	1.58
Low-income Apts	802,927	828,128	25,201	3.1	7,754	8,199	446	5.7	0.97	0.99
Seas Rec: Exist	3,147,839	3,430,810	282,971	9.0	30,193	32,037	1,845	6.1	0.96	0.93
Com/Ind Lo Exist	4,697,019	4,852,050	155,031	3.3	121,719	127,865	6,147	5.1	2.59	2.64
Com/Ind Hi Exist	12,203,216	13,163,138	959,922	7.9	396,745	432,592	35,847	9.0	3.25	3.29
Publ U: Elec Gen	1,192,762	1,215,905	23,143	1.9	26,281	27,240	959	3.7	2.20	2.24
Publ U: Other	1,383,411	1,431,556	48,145	3.5	45,558	47,607	2,049	4.5	3.29	3.33
AgHm House Exist	376,427	393,744	17,317	4.6	4,119	4,551	432	10.5	1.09	1.16
AgHm Land: Exist	484,244	533,633	49,389	10.2	2,699	3,116	416	15.4	0.56	0.58
Ag NonHm: Exist	661,618	736,581	74,963	11.3	7,469	8,529	1,060	14.2	1.13	1.16
ResHmstd: NewCon	0	904,748	904,748	0.0	0	10,864	10,864	0.0	0.00	1.20
All Other NewCon	0	824,126	824,126	0.0	0	12,943	12,943	0.0	0.00	1.57
<b>Total</b>	<b>97,157,038</b>	<b>101,869,001</b>	<b>4,711,964</b>	<b>4.8</b>	<b>1,478,127</b>	<b>1,596,604</b>	<b>118,477</b>	<b>8.0</b>	<b>1.52</b>	<b>1.57</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,154,982	1,215,579	60,597	5.2	County	46.64	47.19	0.02	0.02
(-) TIF Tax Capacity	51,362	55,238	3,876	7.5	City/Town	44.04	45.58	0.53	0.53
(-) FD Contrib Tax Cap	2,419	3,083	664	27.4	School District	20.47	19.96	12.16	13.99
(=) Taxable Tax Capacity	<u>1,101,201</u>	<u>1,157,258</u>	<u>56,057</u>	<u>5.1</u>	Special District	<u>1.74</u>	<u>1.73</u>	<u>0.04</u>	<u>0.04</u>
FD Distrib Tax Cap	2,722	3,557	835	30.7	<b>Total</b>	<b>112.89</b>	<b>114.47</b>	<b>12.75</b>	<b>14.58</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	94,400	95,600	1.3	899	947	49	5.4	0.95	0.99
Res Hmstd: Avg Val	141,600	143,400	1.3	1,534	1,607	73	4.8	1.08	1.12
Res Hmstd: Hi Val	188,700	191,000	1.2	2,168	2,264	96	4.4	1.15	1.19
Res Hmstd: Ex-Hi Val	283,100	286,600	1.2	3,439	3,584	145	4.2	1.21	1.25
Apartment	300,000	311,300	3.8	4,616	4,908	292	6.3	1.54	1.58
Comm/Ind: Lo Val	150,000	161,800	7.9	3,766	4,211	445	11.8	2.51	2.60
Comm/Ind: Med Val	300,000	323,600	7.9	8,723	9,621	898	10.3	2.91	2.97
Comm/Ind: Hi Val	1,000,000	1,078,700	7.9	31,855	34,869	3,014	9.5	3.19	3.23



**GREATER MINNESOTA TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	45,720,926	47,916,692	2,195,766	4.8	374,215	403,753	29,538	7.9	0.82	0.84
ResNonHm 1 Exist	3,890,686	4,189,404	298,717	7.7	36,863	40,554	3,691	10.0	0.95	0.97
ResNonHm23 Exist	932,588	996,019	63,431	6.8	10,785	11,721	936	8.7	1.16	1.18
Apartments Exist	64,361	67,509	3,149	4.9	719	763	45	6.2	1.12	1.13
Low-income Apts	760	760	0	0.0	8	8	0	0.7	1.05	1.05
Seas Rec: Exist	21,187,911	23,279,972	2,092,061	9.9	177,962	191,596	13,634	7.7	0.84	0.82
Com/Ind Lo Exist	1,059,295	1,100,901	41,606	3.9	21,678	22,656	978	4.5	2.05	2.06
Com/Ind Hi Exist	1,253,598	1,333,671	80,073	6.4	33,699	36,036	2,338	6.9	2.69	2.70
Publ U: Elec Gen	31,087	31,910	823	2.6	543	563	20	3.7	1.75	1.76
Publ U: Other	2,279,733	2,354,404	74,671	3.3	63,243	65,728	2,486	3.9	2.77	2.79
AgHm House Exist	10,666,602	11,326,741	660,139	6.2	86,585	96,069	9,484	11.0	0.81	0.85
AgHm Land: Exist	36,208,416	40,007,748	3,799,332	10.5	167,424	186,554	19,130	11.4	0.46	0.47
Ag NonHm: Exist	17,720,234	19,778,085	2,057,852	11.6	145,560	161,851	16,291	11.2	0.82	0.82
ResHmstd: NewCon	0	673,795	673,795	0.0	0	6,100	6,100	0.0	0.00	0.91
All Other NewCon	0	986,807	986,807	0.0	0	8,192	8,192	0.0	0.00	0.83
<b>Total</b>	<b>141,016,196</b>	<b>154,044,417</b>	<b>13,028,221</b>	<b>9.2</b>	<b>1,119,284</b>	<b>1,232,147</b>	<b>112,863</b>	<b>10.1</b>	<b>0.79</b>	<b>0.80</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,323,462	1,441,780	118,318	8.9	County	47.90	47.85	0.03	0.03
(-) TIF Tax Capacity	553	572	19	3.5	City/Town	13.47	13.30	0.01	0.01
(-) FD Contrib Tax Cap	1,006	1,395	389	38.6	School District	17.75	17.72	11.12	12.94
(=) Taxable Tax Capacity	<u>1,321,902</u>	<u>1,439,812</u>	<u>117,910</u>	<u>8.9</u>	Special District	<u>1.39</u>	<u>1.38</u>	<u>0.01</u>	<u>0.01</u>
FD Distrib Tax Cap	705	921	216	30.7	<b>Total</b>	<b>80.51</b>	<b>80.25</b>	<b>11.17</b>	<b>12.99</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	133,600	140,000	4.8	973	1,059	86	8.9	0.73	0.76
Res Hmstd: Avg Val	200,300	209,900	4.8	1,644	1,774	129	7.9	0.82	0.85
Res Hmstd: Hi Val	267,100	279,900	4.8	2,317	2,489	173	7.5	0.87	0.89
Res Hmstd: Ex-Hi Val	400,700	419,900	4.8	3,662	3,915	253	6.9	0.91	0.93
Apartment	300,000	314,700	4.9	3,354	3,566	212	6.3	1.12	1.13
Comm/Ind: Lo Val	150,000	159,600	6.4	3,013	3,276	263	8.7	2.01	2.05
Comm/Ind: Med Val	300,000	319,200	6.4	6,975	7,495	521	7.5	2.32	2.35
Comm/Ind: Hi Val	1,000,000	1,063,900	6.4	25,463	27,182	1,719	6.7	2.55	2.55

<b>NORTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	5,012,689	5,139,519	126,830	2.5	58,019	61,390	3,370	5.8	1.16	1.19
ResNonHm 1 Exist	489,737	537,104	47,367	9.7	6,604	7,450	846	12.8	1.35	1.39
ResNonHm23 Exist	174,375	188,266	13,891	8.0	2,669	2,945	276	10.3	1.53	1.56
Apartments Exist	406,780	429,746	22,967	5.6	6,584	7,137	553	8.4	1.62	1.66
Low-income Apts	92,460	96,478	4,018	4.3	944	1,005	61	6.5	1.02	1.04
Seas Rec: Exist	206,492	231,324	24,832	12.0	2,257	2,479	223	9.9	1.09	1.07
Com/Ind Lo Exist	581,445	599,678	18,233	3.1	15,248	15,844	596	3.9	2.62	2.64
Com/Ind Hi Exist	1,074,937	1,167,198	92,261	8.6	32,062	34,888	2,826	8.8	2.98	2.99
Publ U: Elec Gen	21,839	22,347	508	2.3	496	536	40	8.2	2.27	2.40
Publ U: Other	96,901	99,849	2,948	3.0	3,396	3,548	152	4.5	3.50	3.55
AgHm House Exist	20,532	21,927	1,396	6.8	242	268	26	10.8	1.18	1.22
AgHm Land: Exist	41,897	47,548	5,651	13.5	276	318	43	15.6	0.66	0.67
Ag NonHm: Exist	43,381	48,183	4,802	11.1	543	612	69	12.7	1.25	1.27
ResHmstd: NewCon	0	97,457	97,457	0.0	0	1,240	1,240	0.0	0.00	1.27
All Other NewCon	0	90,534	90,534	0.0	0	1,799	1,799	0.0	0.00	1.99
<b>Total</b>	<b>8,263,464</b>	<b>8,817,158</b>	<b>553,694</b>	<b>6.7</b>	<b>129,339</b>	<b>141,459</b>	<b>12,120</b>	<b>9.4</b>	<b>1.57</b>	<b>1.60</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	98,508	105,545	7,038	7.1	County	51.90	51.50	0.00	0.00
(-) TIF Tax Capacity	5,055	5,542	488	9.6	City/Town	45.58	46.57	0.31	0.33
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.96	22.07	11.62	13.44
(=) Taxable Tax Capacity	93,453	100,003	6,550	7.0	Special District	3.49	3.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	122.93	123.73	11.93	13.77

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	72,600	74,400	2.5	689	725	37	5.3	0.95	0.98
Res Hmstd: Avg Val	108,900	111,700	2.6	1,194	1,264	70	5.8	1.1	1.13
Res Hmstd: Hi Val	145,200	148,900	2.5	1,716	1,809	93	5.4	1.18	1.21
Res Hmstd: Ex-Hi Val	217,800	223,300	2.5	2,761	2,899	138	5.0	1.27	1.3
Apartment	300,000	316,900	5.6	4,968	5,338	370	7.4	1.66	1.68
Comm/Ind: Lo Val	150,000	162,900	8.6	3,979	4,467	488	12.3	2.65	2.74
Comm/Ind: Med Val	300,000	325,700	8.6	9,225	10,199	974	10.6	3.07	3.13
Comm/Ind: Hi Val	1,000,000	1,085,800	8.6	33,705	36,961	3,256	9.7	3.37	3.40

<b>NORTHWEST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Pctg</b>		<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Chng</b>	<b>Base</b>	<b>Alter</b>	
Res Hmstd: Exist	6,011,321	6,335,696	324,375	5.4	47,538	50,848	3,310	7.0	0.79	0.80	
ResNonHm 1 Exist	401,012	433,208	32,197	8.0	3,890	4,260	371	9.5	0.97	0.98	
ResNonHm23 Exist	143,273	151,823	8,550	6.0	1,508	1,599	92	6.1	1.05	1.05	
Apartments Exist	10,064	10,709	646	6.4	96	102	6	6.3	0.96	0.95	
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00	
Seas Rec: Exist	4,344,854	4,798,815	453,961	10.4	36,473	39,395	2,922	8.0	0.84	0.82	
Com/Ind Lo Exist	158,990	165,609	6,618	4.2	3,251	3,369	118	3.6	2.04	2.03	
Com/Ind Hi Exist	182,796	193,525	10,729	5.9	5,123	5,377	254	5.0	2.80	2.78	
Publ U: Elec Gen	420	431	10	2.5	7	7	0	7.3	1.58	1.66	
Publ U: Other	419,631	433,935	14,305	3.4	12,222	12,604	382	3.1	2.91	2.90	
AgHm House Exist	1,522,233	1,623,450	101,217	6.6	12,317	13,500	1,183	9.6	0.81	0.83	
AgHm Land: Exist	5,878,637	6,579,673	701,035	11.9	28,398	31,850	3,452	12.2	0.48	0.48	
Ag NonHm: Exist	3,490,502	3,902,213	411,710	11.8	31,296	34,730	3,434	11.0	0.90	0.89	
ResHmstd: NewCon	0	126,540	126,540	0.0	0	1,102	1,102	0.0	0.00	0.87	
All Other NewCon	0	177,434	177,434	0.0	0	1,466	1,466	0.0	0.00	0.83	
<b>Total</b>	<b>22,563,734</b>	<b>24,933,062</b>	<b>2,369,327</b>	<b>10.5</b>	<b>182,117</b>	<b>200,209</b>	<b>18,092</b>	<b>9.9</b>	<b>0.81</b>	<b>0.80</b>	

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	210,857	232,343	21,486	10.2	County	48.46	47.97	0.00	0.00
(-) TIF Tax Capacity	46	47	1	1.2	City/Town	13.02	12.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.65	16.34	12.76	14.50
(=) Taxable Tax Capacity	210,811	232,296	21,486	10.2	Special District	3.25	3.31	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>81.39</b>	<b>80.30</b>	<b>12.76</b>	<b>14.50</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	123,400	130,100	5.4	900	978	78	8.6	0.73	0.75
Res Hmstd: Avg Val	185,000	195,000	5.4	1,536	1,652	116	7.6	0.83	0.85
Res Hmstd: Hi Val	246,600	259,900	5.4	2,171	2,325	154	7.1	0.88	0.89
Res Hmstd: Ex-Hi Val	370,000	390,000	5.4	3,444	3,676	232	6.7	0.93	0.94
Apartment	300,000	319,200	6.4	3,435	3,667	232	6.8	1.14	1.15
Comm/Ind: Lo Val	150,000	158,800	5.9	3,057	3,280	224	7.3	2.04	2.07
Comm/Ind: Med Val	300,000	317,600	5.9	7,069	7,504	435	6.2	2.36	2.36
Comm/Ind: Hi Val	1,000,000	1,058,700	5.9	25,790	27,214	1,423	5.5	2.58	2.57

**NORTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,937,108	4,087,559	150,451	3.8	35,280	37,358	2,078	5.9	0.90	0.91
ResNonHm 1 Exist	457,301	480,166	22,866	5.0	5,115	5,476	361	7.1	1.12	1.14
ResNonHm23 Exist	165,846	173,007	7,162	4.3	2,191	2,321	130	5.9	1.32	1.34
Apartments Exist	206,781	208,890	2,109	1.0	2,937	3,028	91	3.1	1.42	1.45
Low-income Apts	69,285	71,771	2,486	3.6	658	696	38	5.8	0.95	0.97
Seas Rec: Exist	2,191,731	2,384,268	192,536	8.8	18,747	19,679	933	5.0	0.86	0.83
Com/Ind Lo Exist	508,386	520,063	11,678	2.3	12,161	12,533	371	3.1	2.39	2.41
Com/Ind Hi Exist	1,071,813	1,125,544	53,731	5.0	32,369	34,104	1,735	5.4	3.02	3.03
Publ U: Elec Gen	1,272	1,304	32	2.5	33	35	2	7.3	2.59	2.71
Publ U: Other	77,258	79,331	2,073	2.7	2,460	2,533	73	3.0	3.18	3.19
AgHm House Exist	30,375	31,801	1,426	4.7	286	307	21	7.2	0.94	0.96
AgHm Land: Exist	41,789	47,727	5,938	14.2	166	193	27	16.3	0.40	0.40
Ag NonHm: Exist	49,600	55,791	6,191	12.5	409	453	45	11.0	0.82	0.81
ResHmstd: NewCon	0	52,591	52,591	0.0	0	508	508	0.0	0.00	0.97
All Other NewCon	0	88,469	88,469	0.0	0	886	886	0.0	0.00	1.00
<b>Total</b>	<b>8,808,544</b>	<b>9,408,281</b>	<b>599,737</b>	<b>6.8</b>	<b>112,812</b>	<b>120,111</b>	<b>7,299</b>	<b>6.5</b>	<b>1.28</b>	<b>1.28</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	103,961	110,901	6,939	6.7	County	38.09	37.03	0.00	0.00
(-) TIF Tax Capacity	3,246	3,385	139	4.3	City/Town	36.86	37.25	0.09	0.10
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.78	15.44	8.37	10.03
(=) Taxable Tax Capacity	100,715	107,515	6,800	6.8	Special District	0.68	0.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	91.42	90.38	8.46	10.13

**Tax Burdens on**

**Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	95,900	99,600	3.9	672	718	47	6.9	0.70	0.72
Res Hmstd: Avg Val	143,800	149,300	3.8	1,193	1,263	69	5.8	0.83	0.85
Res Hmstd: Hi Val	191,700	199,000	3.8	1,715	1,807	92	5.4	0.89	0.91
Res Hmstd: Ex-Hi Val	287,600	298,600	3.8	2,759	2,898	139	5.0	0.96	0.97
Apartment	300,000	303,100	1.0	3,682	3,731	49	1.3	1.23	1.23
Comm/Ind: Lo Val	150,000	157,500	5.0	3,218	3,419	201	6.2	2.15	2.17
Comm/Ind: Med Val	300,000	315,000	5.0	7,466	7,857	390	5.2	2.49	2.49
Comm/Ind: Hi Val	1,000,000	1,050,100	5.0	27,292	28,568	1,276	4.7	2.73	2.72

<b>NORTH CENTRAL TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	7,111,726	7,568,826	457,100	6.4	51,220	55,525	4,305	8.4	0.72	0.73
ResNonHm 1 Exist	566,472	604,761	38,289	6.8	4,899	5,268	369	7.5	0.86	0.87
ResNonHm23 Exist	143,158	152,891	9,733	6.8	1,495	1,598	103	6.9	1.04	1.05
Apartments Exist	18,417	18,973	557	3.0	201	207	7	3.4	1.09	1.09
Low-income Apts	760	760	0	0.0	8	8	0	0.7	1.05	1.05
Seas Rec: Exist	6,700,701	7,340,008	639,307	9.5	51,906	55,571	3,665	7.1	0.77	0.76
Com/Ind Lo Exist	202,059	209,077	7,019	3.5	3,819	3,952	133	3.5	1.89	1.89
Com/Ind Hi Exist	170,703	182,894	12,191	7.1	4,132	4,404	272	6.6	2.42	2.41
Publ U: Elec Gen	3,512	3,602	90	2.6	71	73	3	3.6	2.02	2.04
Publ U: Other	358,354	370,501	12,147	3.4	10,153	10,398	245	2.4	2.83	2.81
AgHm House Exist	1,086,203	1,131,743	45,540	4.2	8,746	9,240	494	5.7	0.81	0.82
AgHm Land: Exist	2,265,179	2,602,354	337,175	14.9	9,157	10,594	1,437	15.7	0.40	0.41
Ag NonHm: Exist	1,162,026	1,345,921	183,895	15.8	9,914	11,152	1,237	12.5	0.85	0.83
ResHmstd: NewCon	0	123,700	123,700	0.0	0	1,002	1,002	0.0	0.00	0.81
All Other NewCon	0	222,078	222,078	0.0	0	1,771	1,771	0.0	0.00	0.80
<b>Total</b>	19,789,269	21,878,090	2,088,821	10.6	155,720	170,763	15,043	9.7	0.79	0.78

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	195,861	215,945	20,085	10.3	County	42.09	41.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.85	12.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.39	16.98	8.91	10.75
(=) Taxable Tax Capacity	195,861	215,945	20,085	10.3	Special District	0.86	0.85	0.00	0.00
FD Distrib Tax Cap	0	0	0	30.7	<b>Total</b>	73.19	71.77	8.91	10.75

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	127,900	136,100	6.4	793	873	81	10.2	0.62	0.64
Res Hmstd: Avg Val	191,800	204,100	6.4	1,375	1,496	121	8.8	0.72	0.73
Res Hmstd: Hi Val	255,600	272,000	6.4	1,956	2,117	161	8.2	0.77	0.78
Res Hmstd: Ex-Hi Val	383,500	408,100	6.4	3,121	3,363	242	7.7	0.81	0.82
Apartment	300,000	309,100	3.0	3,012	3,105	94	3.1	1.00	1.00
Comm/Ind: Lo Val	150,000	160,700	7.1	2,815	3,061	246	8.7	1.88	1.90
Comm/Ind: Med Val	300,000	321,400	7.1	6,523	7,000	477	7.3	2.17	2.18
Comm/Ind: Hi Val	1,000,000	1,071,400	7.1	23,827	25,386	1,559	6.5	2.38	2.37

<b>TACONITE CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	2,640,310	2,769,261	128,951	4.9	20,560	23,012	2,452	11.9	0.78	0.83
ResNonHm 1 Exist	259,179	274,597	15,418	5.9	3,487	3,752	264	7.6	1.35	1.37
ResNonHm23 Exist	67,687	71,739	4,052	6.0	1,108	1,194	85	7.7	1.64	1.66
Apartments Exist	101,282	103,582	2,300	2.3	1,718	1,813	95	5.5	1.70	1.75
Low-income Apts	39,119	40,023	903	2.3	404	423	19	4.7	1.03	1.06
Seas Rec: Exist	336,810	374,610	37,800	11.2	3,769	4,064	295	7.8	1.12	1.08
Com/Ind Lo Exist	314,644	323,262	8,618	2.7	8,593	8,869	276	3.2	2.73	2.74
Com/Ind Hi Exist	441,095	474,082	32,987	7.5	15,701	16,990	1,289	8.2	3.56	3.58
Publ U: Elec Gen	194,972	199,864	4,891	2.5	3,707	3,789	81	2.2	1.90	1.90
Publ U: Other	128,767	133,785	5,018	3.9	4,146	4,299	154	3.7	3.22	3.21
AgHm House Exist	7,760	8,462	702	9.0	63	76	13	20.6	0.81	0.89
AgHm Land: Exist	6,323	7,235	912	14.4	20	25	5	24.5	0.32	0.35
Ag NonHm: Exist	72,050	84,373	12,323	17.1	896	1,069	173	19.3	1.24	1.27
ResHmstd: NewCon	0	22,714	22,714	0.0	0	206	206	0.0	0.00	0.91
All Other NewCon	0	31,448	31,448	0.0	0	558	558	0.0	0.00	1.78
<b>Total</b>	<b>4,609,997</b>	<b>4,919,037</b>	<b>309,040</b>	<b>6.7</b>	<b>64,172</b>	<b>70,138</b>	<b>5,966</b>	<b>9.3</b>	<b>1.39</b>	<b>1.43</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	55,626	59,302	3,676	6.6	County	47.87	47.56	0.00	0.00
(-) TIF Tax Capacity	1,627	1,731	103	6.4	City/Town	61.93	62.81	0.20	0.21
(-) FD Contrib Tax Cap	2,419	3,083	664	27.4	School District	8.06	8.41	8.40	10.04
(=) Taxable Tax Capacity	51,579	54,488	2,909	5.6	Special District	2.24	2.10	0.00	0.00
FD Distrib Tax Cap	2,722	3,557	835	30.7	<b>Total</b>	120.10	120.88	8.60	10.25

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,600	66,700	4.9	274	318	44	15.9	0.43	0.48
Res Hmstd: Avg Val	95,300	100,000	4.9	650	739	89	13.7	0.68	0.74
Res Hmstd: Hi Val	127,000	133,200	4.9	1,087	1,204	118	10.8	0.86	0.90
Res Hmstd: Ex-Hi Val	190,600	199,900	4.9	1,962	2,139	177	9.0	1.03	1.07
Apartment	300,000	306,800	2.3	4,762	4,950	188	4.0	1.59	1.61
Comm/Ind: Lo Val	150,000	161,200	7.5	3,866	4,280	414	10.7	2.58	2.65
Comm/Ind: Med Val	300,000	322,400	7.5	8,977	9,807	830	9.2	2.99	3.04
Comm/Ind: Hi Val	1,000,000	1,074,800	7.5	32,828	35,604	2,776	8.5	3.28	3.31

<b>TACONITE TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	5,543,216	5,992,400	449,185	8.1	31,955	36,167	4,212	13.2	0.58	0.60
ResNonHm 1 Exist	407,671	444,762	37,091	9.1	3,400	3,732	332	9.7	0.83	0.84
ResNonHm23 Exist	51,106	54,591	3,486	6.8	522	558	36	6.9	1.02	1.02
Apartments Exist	5,632	5,747	115	2.0	56	56	1	1.3	0.99	0.98
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	5,741,893	6,406,620	664,727	11.6	47,386	51,685	4,299	9.1	0.83	0.81
Com/Ind Lo Exist	92,076	95,142	3,065	3.3	1,885	1,937	53	2.8	2.05	2.04
Com/Ind Hi Exist	160,358	172,334	11,976	7.5	4,414	4,778	364	8.3	2.75	2.77
Publ U: Elec Gen	3,244	3,324	81	2.5	49	48	-1	-2.1	1.51	1.44
Publ U: Other	264,970	273,903	8,932	3.4	7,132	7,413	281	3.9	2.69	2.71
AgHm House Exist	205,040	215,782	10,742	5.2	735	823	89	12.1	0.36	0.38
AgHm Land: Exist	333,337	383,279	49,942	15.0	589	729	140	23.8	0.18	0.19
Ag NonHm: Exist	792,305	912,848	120,543	15.2	6,038	6,861	823	13.6	0.76	0.75
ResHmstd: NewCon	0	69,478	69,478	0.0	0	455	455	0.0	0.00	0.65
All Other NewCon	0	129,853	129,853	0.0	0	1,082	1,082	0.0	0.00	0.83
<b>Total</b>	<b>13,600,846</b>	<b>15,160,063</b>	<b>1,559,217</b>	<b>11.5</b>	<b>104,160</b>	<b>116,324</b>	<b>12,164</b>	<b>11.7</b>	<b>0.77</b>	<b>0.77</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	139,990	155,933	15,943	11.4	County	49.15	48.44	0.00	0.00
(-) TIF Tax Capacity	278	293	15	5.5	City/Town	13.04	12.78	0.00	0.00
(-) FD Contrib Tax Cap	1,006	1,395	389	38.6	School District	8.24	8.14	5.50	6.84
(=) Taxable Tax Capacity	<u>138,706</u>	<u>154,245</u>	<u>15,539</u>	<u>11.2</u>	Special District	<u>2.01</u>	<u>1.92</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	704	920	216	30.7	<b>Total</b>	<b>72.44</b>	<b>71.28</b>	<b>5.50</b>	<b>6.84</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	131,700	142,400	8.1	458	553	96	20.9	0.35	0.39
Res Hmstd: Avg Val	197,500	213,500	8.1	1,030	1,173	143	13.9	0.52	0.55
Res Hmstd: Hi Val	263,300	284,600	8.1	1,602	1,792	190	11.9	0.61	0.63
Res Hmstd: Ex-Hi Val	395,000	427,000	8.1	2,747	3,021	274	10.0	0.7	0.71
Apartment	300,000	306,100	2.0	2,882	2,937	55	1.9	0.96	0.96
Comm/Ind: Lo Val	150,000	161,200	7.5	2,747	2,998	251	9.1	1.83	1.86
Comm/Ind: Med Val	300,000	322,400	7.5	6,381	6,871	489	7.7	2.13	2.13
Comm/Ind: Hi Val	1,000,000	1,074,700	7.5	23,344	24,946	1,602	6.9	2.33	2.32

<b>DULUTH AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	5,394,835	5,476,250	81,414	1.5	56,636	53,092	-3,544	-6.3	1.05	0.97
ResNonHm 1 Exist	627,896	636,768	8,872	1.4	7,435	6,957	-477	-6.4	1.18	1.09
ResNonHm23 Exist	256,222	258,907	2,685	1.0	3,751	3,458	-292	-7.8	1.46	1.34
Apartments Exist	320,570	345,033	24,463	7.6	4,718	4,628	-90	-1.9	1.47	1.34
Low-income Apts	61,115	65,639	4,525	7.4	553	540	-14	-2.5	0.91	0.82
Seas Rec: Exist	124,041	134,285	10,244	8.3	1,384	1,411	27	2.0	1.12	1.05
Com/Ind Lo Exist	223,253	224,751	1,499	0.7	5,410	5,121	-289	-5.3	2.42	2.28
Com/Ind Hi Exist	841,292	947,221	105,929	12.6	27,037	28,368	1,331	4.9	3.21	2.99
Publ U: Elec Gen	824	844	20	2.5	19	17	-2	-8.9	2.32	2.06
Publ U: Other	147,154	151,164	4,010	2.7	4,657	4,543	-113	-2.4	3.16	3.01
AgHm House Exist	16,568	17,195	627	3.8	158	159	1	0.7	0.95	0.93
AgHm Land: Exist	19,276	21,710	2,434	12.6	80	88	8	10.2	0.42	0.41
Ag NonHm: Exist	32,492	39,226	6,734	20.7	328	374	46	13.9	1.01	0.95
ResHmstd: NewCon	0	61,169	61,169	0.0	0	663	663	0.0	0.00	1.08
All Other NewCon	0	90,355	90,355	0.0	0	1,124	1,124	0.0	0.00	1.24
<b>Total</b>	<b>8,065,536</b>	<b>8,470,517</b>	<b>404,981</b>	<b>5.0</b>	<b>112,166</b>	<b>110,544</b>	<b>-1,622</b>	<b>-1.4</b>	<b>1.39</b>	<b>1.31</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	92,999	98,342	5,343	5.7	County	61.15	62.08	0.00	0.00
(-) TIF Tax Capacity	7,302	8,222	920	12.6	City/Town	23.34	23.57	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.73	8.86	8.34	9.82
(=) Taxable Tax Capacity	85,696	90,120	4,423	5.2	Special District	4.66	4.54	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	108.87	99.05	8.34	9.82

**Tax Burdens on**

**Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	117,600	119,400	1.5	1,112	1,035	-77	-6.9	0.95	0.87
Res Hmstd: Avg Val	176,400	179,100	1.5	1,854	1,739	-115	-6.2	1.05	0.97
Res Hmstd: Hi Val	235,100	238,600	1.5	2,595	2,440	-155	-6.0	1.10	1.02
Res Hmstd: Ex-Hi Val	352,700	358,000	1.5	4,079	3,847	-232	-5.7	1.16	1.07
Apartment	300,000	322,900	7.6	4,333	4,315	-18	-0.4	1.44	1.34
Comm/Ind: Lo Val	150,000	168,900	12.6	3,609	3,963	354	9.8	2.41	2.35
Comm/Ind: Med Val	300,000	337,800	12.6	8,379	9,009	630	7.5	2.79	2.67
Comm/Ind: Hi Val	1,000,000	1,125,900	12.6	30,640	32,555	1,916	6.3	3.06	2.89



<b>EAST CENTRAL CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,965,175	3,975,741	10,566	0.3	46,105	47,922	1,816	3.9	1.16	1.21
ResNonHm 1 Exist	464,293	495,682	31,389	6.8	5,979	6,610	631	10.6	1.29	1.33
ResNonHm23 Exist	154,144	164,414	10,270	6.7	2,471	2,720	250	10.1	1.60	1.65
Apartments Exist	187,827	193,590	5,763	3.1	2,987	3,160	173	5.8	1.59	1.63
Low-income Apts	57,494	59,738	2,244	3.9	561	600	39	6.9	0.98	1.00
Seas Rec: Exist	106,240	115,020	8,781	8.3	1,430	1,541	111	7.8	1.35	1.34
Com/Ind Lo Exist	318,646	324,485	5,839	1.8	8,272	8,545	272	3.3	2.60	2.63
Com/Ind Hi Exist	637,339	665,707	28,368	4.5	21,730	23,019	1,290	5.9	3.41	3.46
Publ U: Elec Gen	1,196	1,226	30	2.5	32	31	0	-1.3	2.65	2.55
Publ U: Other	86,217	88,800	2,583	3.0	2,944	3,071	127	4.3	3.41	3.46
AgHm House Exist	91,322	97,677	6,356	7.0	974	1,099	125	12.8	1.07	1.13
AgHm Land: Exist	77,708	88,595	10,887	14.0	370	462	92	24.9	0.48	0.52
Ag NonHm: Exist	51,782	55,823	4,041	7.8	606	670	63	10.4	1.17	1.20
ResHmstd: NewCon	0	49,755	49,755	0.0	0	635	635	0.0	0.00	1.28
All Other NewCon	0	49,542	49,542	0.0	0	777	777	0.0	0.00	1.57
<b>Total</b>	<b>6,199,382</b>	<b>6,425,795</b>	<b>226,413</b>	<b>3.7</b>	<b>94,461</b>	<b>100,862</b>	<b>6,402</b>	<b>6.8</b>	<b>1.52</b>	<b>1.57</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>				<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	71,229	73,899	2,670	3.7	County	54.74	55.95	0.07	0.06	
(-) TIF Tax Capacity	2,536	2,656	120	4.7	City/Town	43.40	45.11	0.20	0.22	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.36	21.70	6.87	8.58	
(=) Taxable Tax Capacity	68,693	71,243	2,550	3.7	Special District	0.83	0.81	0.12	0.11	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.33	123.57	7.26	8.97	

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	113,100	113,400	0.3	1,184	1,233	49	4.1	1.05	1.09
Res Hmstd: Avg Val	169,500	170,000	0.3	1,960	2,034	74	3.8	1.16	1.2
Res Hmstd: Hi Val	226,000	226,600	0.3	2,737	2,835	98	3.6	1.21	1.25
Res Hmstd: Ex-Hi Val	339,000	339,900	0.3	4,292	4,439	147	3.4	1.27	1.31
Apartment	300,000	309,200	3.1	4,768	5,054	286	6.0	1.59	1.63
Comm/Ind: Lo Val	150,000	156,700	4.5	3,873	4,170	297	7.7	2.58	2.66
Comm/Ind: Med Val	300,000	313,400	4.5	9,001	9,607	606	6.7	3.00	3.07
Comm/Ind: Hi Val	1,000,000	1,044,500	4.5	32,930	34,974	2,043	6.2	3.29	3.35

**EAST CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	6,311,472	6,578,811	267,339	4.2	59,337	64,167	4,830	8.1	0.94	0.98
ResNonHm 1 Exist	588,186	632,939	44,753	7.6	5,966	6,586	620	10.4	1.01	1.04
ResNonHm23 Exist	162,544	174,297	11,752	7.2	2,094	2,301	208	9.9	1.29	1.32
Apartments Exist	5,406	5,679	273	5.0	65	69	4	6.8	1.20	1.22
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	1,949,994	2,117,272	167,278	8.6	18,945	20,116	1,171	6.2	0.97	0.95
Com/Ind Lo Exist	105,551	109,231	3,680	3.5	2,299	2,391	92	4.0	2.18	2.19
Com/Ind Hi Exist	96,817	102,360	5,543	5.7	2,740	2,926	186	6.8	2.83	2.86
Publ U: Elec Gen	10,002	10,260	258	2.6	223	234	11	4.8	2.23	2.28
Publ U: Other	172,582	178,006	5,424	3.1	5,174	5,391	217	4.2	3.00	3.03
AgHm House Exist	1,359,163	1,458,261	99,098	7.3	11,853	13,353	1,499	12.7	0.87	0.92
AgHm Land: Exist	1,417,794	1,590,249	172,455	12.2	5,151	6,025	874	17.0	0.36	0.38
Ag NonHm: Exist	621,679	694,455	72,776	11.7	5,747	6,408	661	11.5	0.92	0.92
ResHmstd: NewCon	0	87,984	87,984	0.0	0	913	913	0.0	0.00	1.04
All Other NewCon	0	107,907	107,907	0.0	0	1,028	1,028	0.0	0.00	0.95
<b>Total</b>	<b>12,801,189</b>	<b>13,847,709</b>	<b>1,046,520</b>	<b>8.2</b>	<b>119,594</b>	<b>131,908</b>	<b>12,313</b>	<b>10.3</b>	<b>0.93</b>	<b>0.95</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	125,510	135,361	9,852	7.8	County	54.22	54.69	0.16	0.15
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.67	16.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.65	21.50	7.12	8.91
(=) Taxable Tax Capacity	125,510	135,361	9,852	7.8	Special District	0.70	0.68	0.11	0.10
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	93.25	93.81	7.39	9.16

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	138,800	144,700	4.3	1,149	1,248	99	8.6	0.83	0.86
Res Hmstd: Avg Val	208,100	216,900	4.2	1,909	2,056	147	7.7	0.92	0.95
Res Hmstd: Hi Val	277,400	289,200	4.3	2,669	2,866	197	7.4	0.96	0.99
Res Hmstd: Ex-Hi Val	416,100	433,700	4.2	4,187	4,466	279	6.7	1.01	1.03
Apartment	300,000	315,100	5.0	3,718	3,984	266	7.1	1.24	1.26
Comm/Ind: Lo Val	150,000	158,600	5.7	3,243	3,518	275	8.5	2.16	2.22
Comm/Ind: Med Val	300,000	317,200	5.7	7,530	8,080	550	7.3	2.51	2.55
Comm/Ind: Hi Val	1,000,000	1,057,300	5.7	27,537	29,368	1,832	6.7	2.75	2.78

<b>CENTRAL MINN CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	13,300,602	13,348,638	48,036	0.4	145,911	155,469	9,558	6.6	1.10	1.16
ResNonHm 1 Exist	1,428,184	1,475,923	47,739	3.3	17,150	18,719	1,569	9.1	1.20	1.27
ResNonHm23 Exist	558,975	577,009	18,034	3.2	8,098	8,816	718	8.9	1.45	1.53
Apartments Exist	866,823	880,175	13,352	1.5	12,857	13,775	919	7.1	1.48	1.57
Low-income Apts	161,336	164,197	2,861	1.8	1,450	1,559	108	7.5	0.90	0.95
Seas Rec: Exist	111,458	118,115	6,657	6.0	1,390	1,518	128	9.2	1.25	1.29
Com/Ind Lo Exist	693,174	704,803	11,629	1.7	17,099	18,028	928	5.4	2.47	2.56
Com/Ind Hi Exist	2,945,017	3,135,729	190,712	6.5	94,638	104,316	9,678	10.2	3.21	3.33
Publ U: Elec Gen	600,434	611,317	10,882	1.8	12,844	13,455	610	4.7	2.14	2.20
Publ U: Other	415,799	433,545	17,746	4.3	13,059	13,943	884	6.8	3.14	3.22
AgHm House Exist	147,300	150,666	3,367	2.3	1,601	1,746	144	9.0	1.09	1.16
AgHm Land: Exist	135,883	144,273	8,390	6.2	594	675	81	13.7	0.44	0.47
Ag NonHm: Exist	210,765	234,177	23,412	11.1	2,227	2,576	349	15.7	1.06	1.10
ResHmstd: NewCon	0	274,711	274,711	0.0	0	3,339	3,339	0.0	0.00	1.22
All Other NewCon	0	142,247	142,247	0.0	0	2,334	2,334	0.0	0.00	1.64
<b>Total</b>	<b>21,575,751</b>	<b>22,395,527</b>	<b>819,776</b>	<b>3.8</b>	<b>328,919</b>	<b>360,268</b>	<b>31,349</b>	<b>9.5</b>	<b>1.52</b>	<b>1.61</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	261,546	272,361	10,815	4.1	County	41.37	43.47	0.00	0.00
(-) TIF Tax Capacity	12,508	13,314	806	6.4	City/Town	38.62	40.35	1.64	1.61
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.67	26.33	10.09	12.17
(=) Taxable Tax Capacity	249,039	259,047	10,008	4.0	Special District	2.01	2.06	0.15	0.14
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	107.67	112.22	11.88	13.92

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	127,500	128,000	0.4	1,267	1,357	91	7.2	0.99	1.06
Res Hmstd: Avg Val	191,200	191,900	0.4	2,085	2,221	135	6.5	1.09	1.16
Res Hmstd: Hi Val	254,900	255,800	0.4	2,904	3,084	180	6.2	1.14	1.21
Res Hmstd: Ex-Hi Val	382,400	383,800	0.4	4,543	4,814	271	6.0	1.19	1.25
Apartment	300,000	304,600	1.5	4,394	4,697	303	6.9	1.46	1.54
Comm/Ind: Lo Val	150,000	159,700	6.5	3,635	4,075	440	12.1	2.42	2.55
Comm/Ind: Med Val	300,000	319,400	6.5	8,422	9,333	911	10.8	2.81	2.92
Comm/Ind: Hi Val	1,000,000	1,064,800	6.5	30,763	33,873	3,110	10.1	3.08	3.18

**CENTRAL MINN TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Pctg</b>		<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Chng</b>	<b>Base</b>	<b>Alter</b>	
Res Hmstd: Exist	7,536,356	7,619,577	83,221	1.1	67,237	72,003	4,767	7.1	0.89	0.94	
ResNonHm 1 Exist	502,636	528,966	26,330	5.2	4,851	5,371	520	10.7	0.97	1.02	
ResNonHm23 Exist	200,212	211,543	11,330	5.7	2,345	2,601	255	10.9	1.17	1.23	
Apartments Exist	5,290	5,449	159	3.0	61	67	6	9.7	1.16	1.23	
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00	
Seas Rec: Exist	1,166,913	1,225,732	58,819	5.0	10,834	11,623	789	7.3	0.93	0.95	
Com/Ind Lo Exist	155,316	158,278	2,962	1.9	3,188	3,346	158	5.0	2.05	2.11	
Com/Ind Hi Exist	211,826	222,994	11,168	5.3	5,586	6,035	449	8.0	2.64	2.71	
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00	
Publ U: Other	169,841	174,665	4,824	2.8	4,676	4,944	268	5.7	2.75	2.83	
AgHm House Exist	1,559,036	1,624,761	65,725	4.2	13,446	14,917	1,471	10.9	0.86	0.92	
AgHm Land: Exist	1,954,802	2,116,126	161,323	8.3	7,775	8,919	1,145	14.7	0.40	0.42	
Ag NonHm: Exist	562,500	618,967	56,468	10.0	4,879	5,544	665	13.6	0.87	0.90	
ResHmstd: NewCon	0	91,823	91,823	0.0	0	938	938	0.0	0.00	1.02	
All Other NewCon	0	69,205	69,205	0.0	0	686	686	0.0	0.00	0.99	
<b>Total</b>	<b>14,024,728</b>	<b>14,668,086</b>	<b>643,358</b>	<b>4.6</b>	<b>124,877</b>	<b>136,994</b>	<b>12,117</b>	<b>9.7</b>	<b>0.89</b>	<b>0.93</b>	

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	137,300	143,306	6,006	4.4	County	42.10	44.18	0.00	0.00
(-) TIF Tax Capacity	24	25	1	5.7	City/Town	16.71	17.32	0.04	0.04
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.57	24.96	10.83	12.80
(=) Taxable Tax Capacity	<u>137,276</u>	<u>143,281</u>	<u>6,005</u>	<u>4.4</u>	Special District	<u>1.16</u>	<u>1.13</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>84.54</b>	<b>87.60</b>	<b>10.87</b>	<b>12.84</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	167,500	169,300	1.1	1,376	1,480	104	7.6	0.82	0.87
Res Hmstd: Avg Val	251,200	254,000	1.1	2,250	2,407	157	7.0	0.9	0.95
Res Hmstd: Hi Val	334,800	338,500	1.1	3,123	3,332	209	6.7	0.93	0.98
Res Hmstd: Ex-Hi Val	502,400	507,900	1.1	4,798	5,119	320	6.7	0.96	1.01
Apartment	300,000	309,000	3.0	3,496	3,780	284	8.1	1.17	1.22
Comm/Ind: Lo Val	150,000	157,900	5.3	3,099	3,406	307	9.9	2.07	2.16
Comm/Ind: Med Val	300,000	315,800	5.3	7,177	7,810	632	8.8	2.39	2.47
Comm/Ind: Hi Val	1,000,000	1,052,700	5.3	26,209	28,361	2,153	8.2	2.62	2.69

<b>SOUTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	5,255,559	5,367,953	112,395	2.1	68,511	72,793	4,282	6.3	1.30	1.36
ResNonHm 1 Exist	455,928	475,315	19,387	4.3	7,087	7,622	534	7.5	1.55	1.60
ResNonHm23 Exist	106,970	110,788	3,819	3.6	1,930	2,059	129	6.7	1.80	1.86
Apartments Exist	281,865	291,676	9,811	3.5	5,145	5,485	339	6.6	1.83	1.88
Low-income Apts	65,476	66,713	1,237	1.9	756	799	43	5.7	1.15	1.20
Seas Rec: Exist	31,671	33,655	1,984	6.3	502	531	29	5.8	1.59	1.58
Com/Ind Lo Exist	582,913	599,440	16,527	2.8	17,064	17,920	857	5.0	2.93	2.99
Com/Ind Hi Exist	918,975	957,009	38,034	4.1	34,111	36,189	2,078	6.1	3.71	3.78
Publ U: Elec Gen	3,700	3,766	66	1.8	116	125	9	8.1	3.13	3.32
Publ U: Other	78,863	80,687	1,824	2.3	3,111	3,251	140	4.5	3.94	4.03
AgHm House Exist	21,520	23,041	1,521	7.1	299	332	33	11.1	1.39	1.44
AgHm Land: Exist	57,845	64,262	6,417	11.1	492	555	62	12.7	0.85	0.86
Ag NonHm: Exist	63,515	70,138	6,623	10.4	895	1,005	109	12.2	1.41	1.43
ResHmstd: NewCon	0	60,831	60,831	0.0	0	892	892	0.0	0.00	1.47
All Other NewCon	0	31,017	31,017	0.0	0	669	669	0.0	0.00	2.16
<b>Total</b>	<b>7,924,798</b>	<b>8,236,291</b>	<b>311,493</b>	<b>3.9</b>	<b>140,019</b>	<b>150,227</b>	<b>10,208</b>	<b>7.3</b>	<b>1.77</b>	<b>1.82</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>				<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	92,766	96,476	3,711	4.0	County	51.65	51.16	0.22	0.21	
(-) TIF Tax Capacity	4,034	4,182	148	3.7	City/Town	61.70	64.69	0.38	0.41	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.83	18.92	18.56	20.76	
(=) Taxable Tax Capacity	88,732	92,294	3,562	4.0	Special District	1.67	1.65	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	133.84	136.42	19.16	21.38	

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	64,200	65,600	2.2	725	773	47	6.5	1.13	1.18
Res Hmstd: Avg Val	96,300	98,400	2.2	1,188	1,269	81	6.8	1.23	1.29
Res Hmstd: Hi Val	128,300	131,000	2.1	1,706	1,813	107	6.2	1.33	1.38
Res Hmstd: Ex-Hi Val	192,500	196,600	2.1	2,746	2,907	161	5.9	1.43	1.48
Apartment	300,000	310,400	3.5	5,594	5,957	363	6.5	1.86	1.92
Comm/Ind: Lo Val	150,000	156,200	4.1	4,333	4,651	318	7.3	2.89	2.98
Comm/Ind: Med Val	300,000	312,400	4.1	10,015	10,666	651	6.5	3.34	3.41
Comm/Ind: Hi Val	1,000,000	1,041,400	4.1	36,529	38,738	2,209	6.0	3.65	3.72

<b>SOUTHWEST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	3,191,871	3,380,114	188,244	5.9	28,554	30,789	2,235	7.8	0.89	0.91
ResNonHm 1 Exist	316,628	333,043	16,415	5.2	3,231	3,434	203	6.3	1.02	1.03
ResNonHm23 Exist	53,634	55,459	1,825	3.4	658	681	23	3.5	1.23	1.23
Apartments Exist	4,054	4,313	258	6.4	50	54	4	7.9	1.23	1.25
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	723,933	787,785	63,853	8.8	7,388	7,859	471	6.4	1.02	1.00
Com/Ind Lo Exist	118,106	122,844	4,738	4.0	2,532	2,634	102	4.0	2.14	2.14
Com/Ind Hi Exist	173,963	180,665	6,703	3.9	4,770	4,962	192	4.0	2.74	2.75
Publ U: Elec Gen	506	520	14	2.8	7	7	0	-3.3	1.40	1.32
Publ U: Other	350,201	361,375	11,174	3.2	9,465	9,732	267	2.8	2.70	2.69
AgHm House Exist	1,569,521	1,711,252	141,731	9.0	12,337	13,922	1,586	12.9	0.79	0.81
AgHm Land: Exist	10,755,632	11,965,754	1,210,122	11.3	51,790	56,976	5,187	10.0	0.48	0.48
Ag NonHm: Exist	5,479,171	6,129,475	650,303	11.9	43,445	47,736	4,291	9.9	0.79	0.78
ResHmstd: NewCon	0	52,291	52,291	0.0	0	519	519	0.0	0.00	0.99
All Other NewCon	0	108,530	108,530	0.0	0	776	776	0.0	0.00	0.72
<b>Total</b>	<b>22,737,219</b>	<b>25,193,421</b>	<b>2,456,202</b>	<b>10.8</b>	<b>164,227</b>	<b>180,081</b>	<b>15,854</b>	<b>9.7</b>	<b>0.72</b>	<b>0.71</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	196,423	216,787	20,364	10.4	County	52.12	51.32	0.13	0.13
(-) TIF Tax Capacity	73	74	1	1.1	City/Town	11.23	10.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.23	16.25	17.86	20.02
(=) Taxable Tax Capacity	196,350	216,713	20,364	10.4	Special District	1.41	1.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>80.99</b>	<b>79.66</b>	<b>17.99</b>	<b>20.15</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	110,600	117,100	5.9	822	902	80	9.7	0.74	0.77
Res Hmstd: Avg Val	165,800	175,600	5.9	1,418	1,538	120	8.5	0.86	0.88
Res Hmstd: Hi Val	221,000	234,000	5.9	2,014	2,174	160	7.9	0.91	0.93
Res Hmstd: Ex-Hi Val	331,500	351,100	5.9	3,207	3,448	241	7.5	0.97	0.98
Apartment	300,000	319,100	6.4	3,577	3,821	244	6.8	1.19	1.2
Comm/Ind: Lo Val	150,000	155,800	3.9	3,126	3,274	147	4.7	2.08	2.10
Comm/Ind: Med Val	300,000	311,600	3.9	7,205	7,485	280	3.9	2.40	2.40
Comm/Ind: Hi Val	1,000,000	1,038,500	3.9	26,238	27,136	898	3.4	2.62	2.61

**SOUTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	5,935,004	5,995,161	60,157	1.0	66,282	70,894	4,612	7.0	1.12	1.18
ResNonHm 1 Exist	573,528	593,778	20,250	3.5	7,307	7,950	643	8.8	1.27	1.34
ResNonHm23 Exist	158,067	162,837	4,770	3.0	2,408	2,584	175	7.3	1.52	1.59
Apartments Exist	449,540	460,719	11,180	2.5	6,373	6,758	385	6.0	1.42	1.47
Low-income Apts	76,242	76,363	121	0.2	701	733	32	4.5	0.92	0.96
Seas Rec: Exist	39,647	43,011	3,364	8.5	497	534	37	7.5	1.25	1.24
Com/Ind Lo Exist	468,335	479,642	11,307	2.4	12,102	12,785	683	5.6	2.58	2.67
Com/Ind Hi Exist	1,201,200	1,290,729	89,528	7.5	37,692	41,256	3,564	9.5	3.14	3.20
Publ U: Elec Gen	18,076	18,442	366	2.0	382	404	21	5.5	2.12	2.19
Publ U: Other	82,435	84,419	1,983	2.4	2,662	2,796	134	5.0	3.23	3.31
AgHm House Exist	13,740	14,073	333	2.4	169	185	16	9.3	1.23	1.31
AgHm Land: Exist	32,209	34,665	2,456	7.6	239	267	28	11.8	0.74	0.77
Ag NonHm: Exist	53,432	58,695	5,262	9.8	602	685	83	13.7	1.13	1.17
ResHmstd: NewCon	0	85,694	85,694	0.0	0	1,035	1,035	0.0	0.00	1.21
All Other NewCon	0	78,805	78,805	0.0	0	1,415	1,415	0.0	0.00	1.80
<b>Total</b>	<b>9,101,456</b>	<b>9,477,034</b>	<b>375,578</b>	<b>4.1</b>	<b>137,416</b>	<b>150,280</b>	<b>12,864</b>	<b>9.4</b>	<b>1.51</b>	<b>1.59</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	107,567	112,578	5,011	4.7	County	45.23	45.77	0.00	0.00
(-) TIF Tax Capacity	5,124	5,467	343	6.7	City/Town	49.88	53.00	0.23	0.25
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.86	16.04	14.36	16.00
(=) Taxable Tax Capacity	102,443	107,111	4,668	4.6	Special District	0.54	0.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	111.50	115.33	14.59	16.25

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	82,800	83,600	1.0	746	803	57	7.6	0.90	0.96
Res Hmstd: Avg Val	124,100	125,400	1.0	1,304	1,390	86	6.6	1.05	1.11
Res Hmstd: Hi Val	165,400	167,100	1.0	1,862	1,977	115	6.2	1.13	1.18
Res Hmstd: Ex-Hi Val	248,200	250,700	1.0	2,980	3,152	172	5.8	1.20	1.26
Apartment	300,000	307,500	2.5	4,619	4,933	314	6.8	1.54	1.60
Comm/Ind: Lo Val	150,000	161,200	7.5	3,762	4,239	477	12.7	2.51	2.63
Comm/Ind: Med Val	300,000	322,400	7.5	8,704	9,684	979	11.3	2.90	3.00
Comm/Ind: Hi Val	1,000,000	1,074,500	7.5	31,771	35,087	3,317	10.4	3.18	3.27

**SOUTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	2,635,496	2,757,795	122,299	4.6	21,011	22,765	1,754	8.4	0.80	0.83
ResNonHm 1 Exist	289,457	305,560	16,103	5.6	2,608	2,833	225	8.6	0.90	0.93
ResNonHm23 Exist	39,787	42,357	2,570	6.5	427	462	34	8.0	1.07	1.09
Apartments Exist	4,702	4,941	239	5.1	52	58	6	12.0	1.10	1.17
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	202,947	220,828	17,881	8.8	1,599	1,710	110	6.9	0.79	0.77
Com/Ind Lo Exist	74,881	78,313	3,432	4.6	1,453	1,540	86	5.9	1.94	1.97
Com/Ind Hi Exist	108,850	116,226	7,376	6.8	2,745	2,951	206	7.5	2.52	2.54
Publ U: Elec Gen	11,627	11,945	319	2.7	164	170	6	3.8	1.41	1.42
Publ U: Other	228,485	236,448	7,962	3.5	5,793	6,192	399	6.9	2.54	2.62
AgHm House Exist	1,187,992	1,266,904	78,912	6.6	8,909	10,139	1,229	13.8	0.75	0.80
AgHm Land: Exist	6,259,031	6,777,510	518,479	8.3	29,205	32,520	3,315	11.4	0.47	0.48
Ag NonHm: Exist	2,732,221	2,985,519	253,299	9.3	20,488	22,869	2,381	11.6	0.75	0.77
ResHmstd: NewCon	0	31,279	31,279	0.0	0	273	273	0.0	0.00	0.87
All Other NewCon	0	58,658	58,658	0.0	0	424	424	0.0	0.00	0.72
<b>Total</b>	<b>13,775,476</b>	<b>14,894,283</b>	<b>1,118,807</b>	<b>8.1</b>	<b>94,455</b>	<b>104,906</b>	<b>10,451</b>	<b>11.1</b>	<b>0.69</b>	<b>0.70</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	120,500	129,814	9,314	7.7	County	48.03	48.46	0.00	0.00
(-) TIF Tax Capacity	39	40	0	0.8	City/Town	10.42	10.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.49	17.93	14.60	16.27
(=) Taxable Tax Capacity	120,460	129,775	9,314	7.7	Special District	0.53	0.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	75.48	77.00	14.60	16.27

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	103,400	108,200	4,600	652	734	82	12.6	0.63	0.68
Res Hmstd: Avg Val	155,000	162,200	7,200	1,163	1,287	123	10.6	0.75	0.79
Res Hmstd: Hi Val	206,600	216,200	9,600	1,674	1,839	164	9.8	0.81	0.85
Res Hmstd: Ex-Hi Val	310,000	324,400	14,400	2,699	2,945	247	9.1	0.87	0.91
Apartment	300,000	315,200	15,200	3,268	3,547	279	8.5	1.09	1.13
Comm/Ind: Lo Val	150,000	160,200	10,200	2,951	3,265	314	10.6	1.97	2.04
Comm/Ind: Med Val	300,000	320,300	20,300	6,814	7,446	632	9.3	2.27	2.32
Comm/Ind: Hi Val	1,000,000	1,067,800	67,800	24,837	26,966	2,129	8.6	2.48	2.53



<b>OLMSTED COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	7,061,145	7,193,445	132,300	1.9	80,610	82,736	2,126	2.6	1.14	1.15
ResNonHm 1 Exist	1,060,845	1,216,593	155,748	14.7	13,350	15,438	2,088	15.6	1.26	1.27
ResNonHm23 Exist	233,109	265,293	32,185	13.8	3,622	4,131	509	14.0	1.55	1.56
Apartments Exist	375,807	413,419	37,612	10.0	5,919	6,506	587	9.9	1.57	1.57
Low-income Apts	71,595	77,580	5,986	8.4	697	759	62	8.9	0.97	0.98
Seas Rec: Exist	10,261	10,505	244	2.4	155	158	3	2.1	1.51	1.50
Com/Ind Lo Exist	310,457	358,848	48,391	15.6	7,916	9,145	1,229	15.5	2.55	2.55
Com/Ind Hi Exist	1,509,894	1,733,090	223,196	14.8	50,642	57,776	7,134	14.1	3.35	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	80,364	83,192	2,828	3.5	2,606	2,712	106	4.1	3.24	3.26
AgHm House Exist	348,015	340,526	-7,489	-2.2	3,333	3,410	78	2.3	0.96	1.00
AgHm Land: Exist	669,002	651,609	-17,393	-2.6	3,496	3,569	73	2.1	0.52	0.55
Ag NonHm: Exist	332,269	375,942	43,674	13.1	3,193	3,728	535	16.7	0.96	0.99
ResHmstd: NewCon	0	120,657	120,657	0.0	0	1,247	1,247	0.0	0.00	1.03
All Other NewCon	0	154,193	154,193	0.0	0	2,096	2,096	0.0	0.00	1.36
<b>Total</b>	<b>12,062,761</b>	<b>12,994,892</b>	<b>932,131</b>	<b>7.7</b>	<b>175,538</b>	<b>193,412</b>	<b>17,874</b>	<b>10.2</b>	<b>1.46</b>	<b>1.49</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	137,243	149,470	12,228	8.9	County	53.05	52.66	0.00	0.00
(-) TIF Tax Capacity	1,678	1,926	248	14.8	City/Town	36.55	36.11	0.17	0.17
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.96	23.51	11.38	12.88
(=) Taxable Tax Capacity	135,565	147,544	11,979	8.8	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	112.57	112.29	11.55	13.05

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	124,700	127,000	1.8	1,288	1,334	46	3.6	1.03	1.05
Res Hmstd: Avg Val	187,000	190,500	1.9	2,117	2,187	70	3.3	1.13	1.15
Res Hmstd: Hi Val	249,200	253,900	1.9	2,945	3,038	94	3.2	1.18	1.2
Res Hmstd: Ex-Hi Val	373,900	380,900	1.9	4,605	4,744	140	3.0	1.23	1.25
Apartment	300,000	330,000	10.0	4,568	5,062	495	10.8	1.52	1.53
Comm/Ind: Lo Val	150,000	172,200	14.8	3,740	4,474	733	19.6	2.49	2.6
Comm/Ind: Med Val	300,000	344,300	14.8	8,669	10,127	1,457	16.8	2.89	2.94
Comm/Ind: Hi Val	1,000,000	1,147,800	14.8	31,672	36,520	4,848	15.3	3.17	3.18

<b>SOUTHEAST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	10,288,437	10,311,352	22,916	0.2	115,294	122,131	6,837	5.9	1.12	1.18
ResNonHm 1 Exist	912,686	958,962	46,276	5.1	11,415	12,594	1,180	10.3	1.25	1.31
ResNonHm23 Exist	310,071	321,624	11,552	3.7	4,858	5,247	389	8.0	1.57	1.63
Apartments Exist	488,238	498,242	10,004	2.0	7,421	7,953	532	7.2	1.52	1.60
Low-income Apts	108,805	109,625	820	0.8	1,030	1,087	57	5.5	0.95	0.99
Seas Rec: Exist	105,655	112,243	6,587	6.2	1,339	1,438	99	7.4	1.27	1.28
Com/Ind Lo Exist	748,161	773,576	25,416	3.4	19,035	20,339	1,303	6.8	2.54	2.63
Com/Ind Hi Exist	1,630,107	1,744,436	114,329	7.0	52,801	57,978	5,176	9.8	3.24	3.32
Publ U: Elec Gen	350,449	356,796	6,346	1.8	8,651	8,848	197	2.3	2.47	2.48
Publ U: Other	240,895	249,564	8,669	3.6	8,031	8,476	445	5.5	3.33	3.40
AgHm House Exist	38,671	40,902	2,231	5.8	423	478	55	13.0	1.09	1.17
AgHm Land: Exist	84,373	93,187	8,814	10.4	503	581	78	15.4	0.60	0.62
Ag NonHm: Exist	87,539	96,561	9,022	10.3	942	1,075	133	14.1	1.08	1.11
ResHmstd: NewCon	0	110,430	110,430	0.0	0	1,424	1,424	0.0	0.00	1.29
All Other NewCon	0	102,559	102,559	0.0	0	1,659	1,659	0.0	0.00	1.62
<b>Total</b>	<b>15,394,088</b>	<b>15,880,058</b>	<b>485,970</b>	<b>3.2</b>	<b>231,743</b>	<b>251,307</b>	<b>19,564</b>	<b>8.4</b>	<b>1.51</b>	<b>1.58</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	181,305	187,805	6,500	3.6	County	42.23	42.80	0.00	0.00
(-) TIF Tax Capacity	8,252	8,813	560	6.8	City/Town	45.69	48.39	0.18	0.20
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.43	21.01	17.33	19.37
(=) Taxable Tax Capacity	173,053	178,993	5,940	3.4	Special District	1.52	1.55	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.87	113.75	17.51	19.57

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	97,000	97,200	0.2	951	1,011	60	6.4	0.98	1.04
Res Hmstd: Avg Val	145,500	145,800	0.2	1,612	1,703	91	5.6	1.11	1.17
Res Hmstd: Hi Val	193,900	194,300	0.2	2,272	2,393	121	5.3	1.17	1.23
Res Hmstd: Ex-Hi Val	290,900	291,500	0.2	3,595	3,776	181	5.0	1.24	1.3
Apartment	300,000	306,100	2.0	4,646	4,952	306	6.6	1.55	1.62
Comm/Ind: Lo Val	150,000	160,500	7.0	3,769	4,230	461	12.2	2.51	2.64
Comm/Ind: Med Val	300,000	321,000	7.0	8,707	9,654	947	10.9	2.90	3.01
Comm/Ind: Hi Val	1,000,000	1,070,100	7.0	31,750	34,968	3,218	10.1	3.17	3.27

<b>SOUTHEAST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	4,575,563	4,749,927	174,363	3.8	39,282	42,355	3,073	7.8	0.86	0.89
ResNonHm 1 Exist	510,753	547,254	36,502	7.1	4,741	5,235	494	10.4	0.93	0.96
ResNonHm23 Exist	74,457	79,743	5,286	7.1	884	975	91	10.3	1.19	1.22
Apartments Exist	3,146	3,326	180	5.7	37	40	3	7.0	1.18	1.19
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	240,508	256,686	16,178	6.7	2,154	2,320	166	7.7	0.90	0.90
Com/Ind Lo Exist	99,923	105,909	5,986	6.0	2,071	2,225	155	7.5	2.07	2.10
Com/Ind Hi Exist	79,832	85,067	5,235	6.6	2,152	2,311	159	7.4	2.70	2.72
Publ U: Elec Gen	1,777	1,827	50	2.8	22	24	2	6.9	1.24	1.29
Publ U: Other	264,427	272,790	8,363	3.2	7,115	7,489	374	5.3	2.69	2.75
AgHm House Exist	1,818,041	1,942,064	124,023	6.8	14,813	16,666	1,853	12.5	0.81	0.86
AgHm Land: Exist	6,661,945	7,325,626	663,681	10.0	31,824	35,323	3,499	11.0	0.48	0.48
Ag NonHm: Exist	2,544,622	2,806,359	261,737	10.3	20,580	22,836	2,255	11.0	0.81	0.81
ResHmstd: NewCon	0	59,438	59,438	0.0	0	576	576	0.0	0.00	0.97
All Other NewCon	0	78,099	78,099	0.0	0	585	585	0.0	0.00	0.75
<b>Total</b>	<b>16,874,993</b>	<b>18,314,114</b>	<b>1,439,121</b>	<b>8.5</b>	<b>125,675</b>	<b>138,958</b>	<b>13,283</b>	<b>10.6</b>	<b>0.74</b>	<b>0.76</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	149,255	161,189	11,934	8.0	County	44.42	44.94	0.00	0.00
(-) TIF Tax Capacity	93	94	1	1.0	City/Town	14.55	14.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.55	20.95	16.12	18.40
(=) Taxable Tax Capacity	149,162	161,095	11,934	8.0	Special District	0.64	0.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	80.16	80.76	16.12	18.40

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	137,900	143,200	3.8	1,079	1,176	97	9.0	0.78	0.82
Res Hmstd: Avg Val	206,800	214,700	3.8	1,805	1,950	145	8.0	0.87	0.91
Res Hmstd: Hi Val	275,600	286,100	3.8	2,529	2,722	193	7.6	0.92	0.95
Res Hmstd: Ex-Hi Val	413,600	429,400	3.8	3,982	4,258	276	6.9	0.96	0.99
Apartment	300,000	317,200	5.7	3,490	3,786	296	8.5	1.16	1.19
Comm/Ind: Lo Val	150,000	159,800	6.5	3,080	3,380	301	9.8	2.05	2.12
Comm/Ind: Med Val	300,000	319,700	6.6	7,105	7,710	605	8.5	2.37	2.41
Comm/Ind: Hi Val	1,000,000	1,065,600	6.6	25,890	27,907	2,016	7.8	2.59	2.62

<b>ANOKA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	23,130,853	23,227,264	96,411	0.4	240,902	252,531	11,629	4.8	1.04	1.09
ResNonHm 1 Exist	1,651,164	1,853,901	202,737	12.3	18,299	21,399	3,100	16.9	1.11	1.15
ResNonHm23 Exist	639,847	706,485	66,638	10.4	8,570	9,811	1,241	14.5	1.34	1.39
Apartments Exist	842,026	815,653	-26,373	-3.1	11,429	11,454	26	0.2	1.36	1.40
Low-income Apts	153,300	153,805	504	0.3	1,305	1,359	54	4.1	0.85	0.88
Seas Rec: Exist	80,809	80,943	134	0.2	976	1,005	29	3.0	1.21	1.24
Com/Ind Lo Exist	484,258	491,254	6,996	1.4	11,554	11,922	369	3.2	2.39	2.43
Com/Ind Hi Exist	3,780,170	4,044,221	264,051	7.0	117,731	128,087	10,356	8.8	3.11	3.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	222,776	229,254	6,478	2.9	6,892	7,222	330	4.8	3.09	3.15
AgHm House Exist	137,870	131,182	-6,688	-4.9	1,321	1,320	-1	-0.1	0.96	1.01
AgHm Land: Exist	104,546	94,320	-10,226	-9.8	429	401	-28	-6.6	0.41	0.43
Ag NonHm: Exist	101,285	112,293	11,008	10.9	906	1,047	141	15.6	0.89	0.93
ResHmstd: NewCon	0	165,065	165,065	0.0	0	1,860	1,860	0.0	0.00	1.13
All Other NewCon	0	205,553	205,553	0.0	0	3,240	3,240	0.0	0.00	1.58
<b>Total</b>	<b>31,328,905</b>	<b>32,311,192</b>	<b>982,287</b>	<b>3.1</b>	<b>420,314</b>	<b>452,659</b>	<b>32,345</b>	<b>7.7</b>	<b>1.34</b>	<b>1.40</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	359,337	372,617	13,280	3.7	County	31.32	32.51	0.00	0.00
(-) TIF Tax Capacity	21,695	23,104	1,408	6.5	City/Town	32.65	34.04	0.34	0.37
(-) FD Contrib Tax Cap	29,079	32,782	3,702	12.7	School District	21.13	21.61	18.66	19.88
(=) Taxable Tax Capacity	<u>308,562</u>	<u>316,731</u>	<u>8,170</u>	<u>2.6</u>	Special District	<u>6.37</u>	<u>6.43</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	45,942	52,601	6,659	14.5	<b>Total</b>	91.47	94.59	19.00	20.25

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	162,100	162,800	0.4	1,564	1,644	80	5.1	0.96	1.01
Res Hmstd: Avg Val	243,000	244,000	0.4	2,531	2,649	119	4.7	1.04	1.09
Res Hmstd: Hi Val	323,900	325,300	0.4	3,497	3,656	159	4.5	1.08	1.12
Res Hmstd: Ex-Hi Val	486,000	488,000	0.4	5,368	5,604	236	4.4	1.10	1.15
Apartment	300,000	290,600	-3.1	4,000	4,024	24	0.6	1.33	1.38
Comm/Ind: Lo Val	150,000	160,500	7.0	3,377	3,769	392	11.6	2.25	2.35
Comm/Ind: Med Val	300,000	321,000	7.0	7,785	8,589	804	10.3	2.59	2.68
Comm/Ind: Hi Val	1,000,000	1,069,900	7.0	28,355	31,077	2,722	9.6	2.84	2.90

<b>WASHINGTON COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	20,906,962	20,532,789	-374,173	-1.8	196,958	201,249	4,291	2.2	0.94	0.98
ResNonHm 1 Exist	1,916,307	2,218,725	302,417	15.8	18,990	22,832	3,842	20.2	0.99	1.03
ResNonHm23 Exist	618,667	715,523	96,856	15.7	6,988	8,380	1,392	19.9	1.13	1.17
Apartments Exist	554,920	551,936	-2,984	-0.5	6,876	7,151	274	4.0	1.24	1.30
Low-income Apts	101,844	103,524	1,680	1.7	763	800	37	4.8	0.75	0.77
Seas Rec: Exist	161,469	173,848	12,379	7.7	1,483	1,612	128	8.7	0.92	0.93
Com/Ind Lo Exist	286,816	295,505	8,689	3.0	6,475	6,774	299	4.6	2.26	2.29
Com/Ind Hi Exist	2,592,436	2,795,862	203,426	7.8	76,901	84,349	7,448	9.7	2.97	3.02
Publ U: Elec Gen	134,637	137,062	2,426	1.8	2,626	2,920	294	11.2	1.95	2.13
Publ U: Other	221,808	227,914	6,106	2.8	6,588	6,891	303	4.6	2.97	3.02
AgHm House Exist	318,448	318,370	-78	0.0	2,584	2,682	98	3.8	0.81	0.84
AgHm Land: Exist	186,460	182,131	-4,330	-2.3	491	493	2	0.3	0.26	0.27
Ag NonHm: Exist	241,911	281,152	39,240	16.2	1,856	2,223	366	19.7	0.77	0.79
ResHmstd: NewCon	0	195,942	195,942	0.0	0	2,071	2,071	0.0	0.00	1.06
All Other NewCon	0	180,364	180,364	0.0	0	2,132	2,132	0.0	0.00	1.18
<b>Total</b>	<b>28,242,685</b>	<b>28,910,646</b>	<b>667,961</b>	<b>2.4</b>	<b>329,580</b>	<b>352,558</b>	<b>22,979</b>	<b>7.0</b>	<b>1.17</b>	<b>1.22</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	318,394	327,829	9,434	3.0	County	25.76	26.79	0.00	0.00
(-) TIF Tax Capacity	8,039	8,685	646	8.0	City/Town	28.33	29.56	0.61	0.67
(-) FD Contrib Tax Cap	21,174	23,840	2,666	12.6	School District	21.98	21.95	15.78	17.32
(=) Taxable Tax Capacity	289,182	295,304	6,122	2.1	Special District	4.62	4.76	0.00	0.00
FD Distrib Tax Cap	26,116	29,901	3,785	14.5	<b>Total</b>	80.69	83.06	16.39	17.99

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	201,600	198,000	-1.8	1,766	1,807	40	2.3	0.88	0.91
Res Hmstd: Avg Val	302,300	296,900	-1.8	2,834	2,895	61	2.1	0.94	0.98
Res Hmstd: Hi Val	402,900	395,700	-1.8	3,902	3,982	81	2.1	0.97	1.01
Res Hmstd: Ex-Hi Val	604,500	593,700	-1.8	6,079	6,194	115	1.9	1.01	1.04
Apartment	300,000	298,400	-0.5	3,518	3,635	117	3.3	1.17	1.22
Comm/Ind: Lo Val	150,000	161,800	7.9	3,096	3,485	390	12.6	2.06	2.15
Comm/Ind: Med Val	300,000	323,500	7.8	7,141	7,932	790	11.1	2.38	2.45
Comm/Ind: Hi Val	1,000,000	1,078,500	7.9	26,020	28,691	2,672	10.3	2.60	2.66

<b>DAKOTA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	31,287,863	30,567,630	-720,233	-2.3	319,140	334,691	15,551	4.9	1.02	1.09
ResNonHm 1 Exist	2,066,621	2,010,711	-55,910	-2.7	22,283	23,233	950	4.3	1.08	1.16
ResNonHm23 Exist	580,900	579,284	-1,616	-0.3	7,712	8,273	562	7.3	1.33	1.43
Apartments Exist	1,770,525	1,744,651	-25,874	-1.5	22,364	23,462	1,098	4.9	1.26	1.34
Low-income Apts	79,856	79,348	-508	-0.6	675	718	43	6.4	0.84	0.90
Seas Rec: Exist	44,369	46,530	2,160	4.9	532	592	61	11.4	1.20	1.27
Com/Ind Lo Exist	518,447	526,934	8,487	1.6	12,079	12,641	561	4.6	2.33	2.40
Com/Ind Hi Exist	5,441,285	5,734,346	293,061	5.4	163,970	177,586	13,617	8.3	3.01	3.10
Publ U: Elec Gen	83,487	85,222	1,734	2.1	1,793	1,885	92	5.1	2.15	2.21
Publ U: Other	439,987	453,428	13,440	3.1	13,394	14,215	821	6.1	3.04	3.13
AgHm House Exist	246,249	247,632	1,383	0.6	2,126	2,286	160	7.5	0.86	0.92
AgHm Land: Exist	504,817	534,568	29,751	5.9	2,113	2,393	279	13.2	0.42	0.45
Ag NonHm: Exist	314,881	325,880	10,999	3.5	2,570	2,834	264	10.3	0.82	0.87
ResHmstd: NewCon	0	251,932	251,932	0.0	0	2,988	2,988	0.0	0.00	1.19
All Other NewCon	0	138,361	138,361	0.0	0	2,165	2,165	0.0	0.00	1.57
<b>Total</b>	<b>43,379,288</b>	<b>43,326,457</b>	<b>-52,831</b>	<b>-0.1</b>	<b>570,750</b>	<b>609,961</b>	<b>39,211</b>	<b>6.9</b>	<b>1.32</b>	<b>1.41</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	501,878	504,533	2,655	0.5	County	25.12	26.60	0.47	0.47
(-) TIF Tax Capacity	20,988	22,202	1,214	5.8	City/Town	33.61	36.14	0.69	0.78
(-) FD Contrib Tax Cap	44,154	48,327	4,173	9.5	School District	22.93	24.41	18.52	20.11
(=) Taxable Tax Capacity	436,736	434,004	-2,732	-0.6	Special District	4.41	4.71	0.00	0.00
FD Distrib Tax Cap	47,507	54,393	6,886	14.5	<b>Total</b>	86.07	91.85	19.69	21.36

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	182,200	178,000	-2.3	1,718	1,803	84	4.9	0.94	1.01
Res Hmstd: Avg Val	273,200	266,900	-2.3	2,763	2,889	127	4.6	1.01	1.08
Res Hmstd: Hi Val	364,200	355,800	-2.3	3,807	3,976	169	4.4	1.05	1.12
Res Hmstd: Ex-Hi Val	546,500	533,900	-2.3	5,880	6,122	242	4.1	1.08	1.15
Apartment	300,000	295,600	-1.5	3,818	4,025	207	5.4	1.27	1.36
Comm/Ind: Lo Val	150,000	158,100	5.4	3,266	3,649	383	11.7	2.18	2.31
Comm/Ind: Med Val	300,000	316,200	5.4	7,522	8,327	805	10.7	2.51	2.63
Comm/Ind: Hi Val	1,000,000	1,053,900	5.4	27,386	30,157	2,771	10.1	2.74	2.86

**CARVER & SCOTT COUNTIES**

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	18,348,739	18,909,867	561,128	3.1	205,123	218,993	13,869	6.8	1.12	1.16
ResNonHm 1 Exist	1,619,713	1,653,412	33,699	2.1	18,799	19,802	1,003	5.3	1.16	1.20
ResNonHm23 Exist	674,029	686,004	11,975	1.8	9,354	9,835	481	5.1	1.39	1.43
Apartments Exist	349,106	363,058	13,952	4.0	5,010	5,364	354	7.1	1.44	1.48
Low-income Apts	86,142	92,447	6,304	7.3	763	847	84	11.0	0.89	0.92
Seas Rec: Exist	70,362	72,927	2,566	3.6	803	841	38	4.7	1.14	1.15
Com/Ind Lo Exist	371,473	385,750	14,276	3.8	9,057	9,559	501	5.5	2.44	2.48
Com/Ind Hi Exist	2,138,469	2,345,634	207,165	9.7	68,344	75,946	7,602	11.1	3.20	3.24
Publ U: Elec Gen	19,134	19,587	452	2.4	398	416	19	4.7	2.08	2.13
Publ U: Other	146,462	150,096	3,634	2.5	4,582	4,758	177	3.9	3.13	3.17
AgHm House Exist	515,904	539,872	23,967	4.6	4,360	4,766	406	9.3	0.85	0.88
AgHm Land: Exist	769,140	820,188	51,048	6.6	2,997	3,310	313	10.4	0.39	0.40
Ag NonHm: Exist	380,055	426,550	46,495	12.2	3,289	3,748	460	14.0	0.87	0.88
ResHmstd: NewCon	0	389,664	389,664	0.0	0	4,666	4,666	0.0	0.00	1.20
All Other NewCon	0	229,691	229,691	0.0	0	3,218	3,218	0.0	0.00	1.40
<b>Total</b>	<b>25,488,729</b>	<b>27,084,745</b>	<b>1,596,016</b>	<b>6.3</b>	<b>332,880</b>	<b>366,069</b>	<b>33,190</b>	<b>10.0</b>	<b>1.31</b>	<b>1.35</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	281,763	300,461	18,698	6.6	County	34.69	35.23	0.00	0.00
(-) TIF Tax Capacity	9,604	10,473	869	9.0	City/Town	28.81	30.12	1.15	1.21
(-) FD Contrib Tax Cap	17,344	19,733	2,389	13.8	School District	28.64	28.95	15.56	16.70
(=) Taxable Tax Capacity	254,816	270,256	15,440	6.1	Special District	4.86	5.06	0.00	0.00
FD Distrib Tax Cap	21,992	25,179	3,187	14.5	<b>Total</b>	97.00	99.36	16.71	17.92

**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	202,600	208,800	3.1	2,114	2,264	151	7.1	1.04	1.08
Res Hmstd: Avg Val	303,700	313,000	3.1	3,354	3,580	226	6.7	1.10	1.14
Res Hmstd: Hi Val	404,800	417,200	3.1	4,595	4,893	298	6.5	1.14	1.17
Res Hmstd: Ex-Hi Val	607,400	626,000	3.1	7,167	7,654	487	6.8	1.18	1.22
Apartment	300,000	312,000	4.0	4,139	4,434	295	7.1	1.38	1.42
Comm/Ind: Lo Val	150,000	164,500	9.7	3,467	3,972	505	14.6	2.31	2.41
Comm/Ind: Med Val	300,000	329,100	9.7	8,007	9,034	1,027	12.8	2.67	2.74
Comm/Ind: Hi Val	1,000,000	1,096,900	9.7	29,191	32,643	3,451	11.8	2.92	2.98

**NORTHERN HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	20,104,589	19,452,462	-652,127	-3.2	236,283	246,383	10,100	4.3	1.18	1.27
ResNonHm 1 Exist	1,475,156	1,423,261	-51,895	-3.5	18,460	19,195	735	4.0	1.25	1.35
ResNonHm23 Exist	520,309	508,151	-12,158	-2.3	7,721	8,116	395	5.1	1.48	1.60
Apartments Exist	1,006,251	1,005,212	-1,038	-0.1	15,671	16,844	1,173	7.5	1.56	1.68
Low-income Apts	110,498	109,393	-1,105	-1.0	1,059	1,131	72	6.8	0.96	1.03
Seas Rec: Exist	12,832	12,988	157	1.2	203	221	18	8.7	1.58	1.70
Com/Ind Lo Exist	322,284	324,008	1,725	0.5	8,112	8,463	351	4.3	2.52	2.61
Com/Ind Hi Exist	4,453,865	4,575,001	121,137	2.7	146,243	155,883	9,640	6.6	3.28	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	208,520	214,184	5,664	2.7	6,757	7,201	444	6.6	3.24	3.36
AgHm House Exist	85,189	87,647	2,457	2.9	965	1,067	102	10.6	1.13	1.22
AgHm Land: Exist	102,602	111,060	8,458	8.2	505	592	87	17.3	0.49	0.53
Ag NonHm: Exist	177,589	195,421	17,833	10.0	1,827	2,143	317	17.3	1.03	1.10
ResHmstd: NewCon	0	273,976	273,976	0.0	0	3,612	3,612	0.0	0.00	1.32
All Other NewCon	0	55,993	55,993	0.0	0	1,281	1,281	0.0	0.00	2.29
<b>Total</b>	<b>28,579,682</b>	<b>28,348,758</b>	<b>-230,924</b>	<b>-0.8</b>	<b>443,805</b>	<b>472,133</b>	<b>28,328</b>	<b>6.4</b>	<b>1.55</b>	<b>1.67</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	338,024	337,163	-861	-0.3	County	38.60	40.67	0.00	0.00
(-) TIF Tax Capacity	29,001	29,920	919	3.2	City/Town	34.91	38.70	0.91	1.03
(-) FD Contrib Tax Cap	31,836	37,119	5,283	16.6	School District	22.57	24.26	18.18	20.13
(=) Taxable Tax Capacity	<u>277,187</u>	<u>270,125</u>	<u>-7,063</u>	<u>-2.5</u>	Special District	<u>8.12</u>	<u>8.09</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	35,923	41,129	5,207	14.5	<b>Total</b>	104.20	111.72	19.09	21.17

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	168,500	163,000	-3.3	1,857	1,940	84	4.5	1.10	1.19
Res Hmstd: Avg Val	252,700	244,500	-3.2	2,971	3,097	126	4.2	1.18	1.27
Res Hmstd: Hi Val	336,800	325,900	-3.2	4,083	4,252	168	4.1	1.21	1.30
Res Hmstd: Ex-Hi Val	505,400	489,000	-3.2	6,245	6,498	253	4.0	1.24	1.33
Apartment	300,000	299,700	-0.1	4,480	4,820	339	7.6	1.49	1.61
Comm/Ind: Lo Val	150,000	154,100	2.7	3,665	3,991	326	8.9	2.44	2.59
Comm/Ind: Med Val	300,000	308,200	2.7	8,456	9,160	704	8.3	2.82	2.97
Comm/Ind: Hi Val	1,000,000	1,027,200	2.7	30,816	33,279	2,463	8.0	3.08	3.24



**SOUTHEAST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	22,751,509	22,363,412	-388,097	-1.7	248,204	263,596	15,392	6.2	1.09	1.18
ResNonHm 1 Exist	1,802,093	1,774,031	-28,062	-1.6	20,692	21,933	1,241	6.0	1.15	1.24
ResNonHm23 Exist	325,156	320,317	-4,839	-1.5	4,466	4,717	251	5.6	1.37	1.47
Apartments Exist	2,069,664	2,082,244	12,580	0.6	28,715	31,201	2,486	8.7	1.39	1.50
Low-income Apts	123,377	124,284	907	0.7	1,051	1,155	104	9.9	0.85	0.93
Seas Rec: Exist	5,754	5,872	118	2.1	63	66	3	4.9	1.09	1.12
Com/Ind Lo Exist	344,349	355,123	10,774	3.1	8,289	8,876	587	7.1	2.41	2.50
Com/Ind Hi Exist	8,054,759	8,462,415	407,656	5.1	252,202	276,082	23,880	9.5	3.13	3.26
Publ U: Elec Gen	594	606	12	2.0	14	15	1	6.2	2.38	2.47
Publ U: Other	170,025	174,687	4,662	2.7	5,333	5,712	379	7.1	3.14	3.27
AgHm House Exist	214	203	-11	-5.0	2	2	0	8.8	0.99	1.14
AgHm Land: Exist	65	62	-3	-5.0	0	0	0	12.6	0.24	0.28
Ag NonHm: Exist	154	184	31	20.0	1	2	0	29.8	0.97	1.05
ResHmstd: NewCon	0	213,839	213,839	0.0	0	2,679	2,679	0.0	0.00	1.25
All Other NewCon	0	43,840	43,840	0.0	0	923	923	0.0	0.00	2.11
<b>Total</b>	<b>35,647,712</b>	<b>35,921,119</b>	<b>273,407</b>	<b>0.8</b>	<b>569,032</b>	<b>616,960</b>	<b>47,928</b>	<b>8.4</b>	<b>1.60</b>	<b>1.72</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	451,516	458,675	7,159	1.6	County	38.60	40.67	0.00	0.00
(-) TIF Tax Capacity	39,840	41,860	2,020	5.1	City/Town	31.53	33.81	0.17	0.19
(-) FD Contrib Tax Cap	51,842	63,829	11,987	23.1	School District	18.76	20.43	13.47	16.48
(=) Taxable Tax Capacity	<u>359,834</u>	<u>352,986</u>	<u>-6,848</u>	<u>-1.9</u>	Special District	<u>9.19</u>	<u>9.27</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	25,205	28,859	3,653	14.5	<b>Total</b>	98.08	104.19	13.63	16.66

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	200,900	197,500	-1.7	2,053	2,192	139	6.8	1.02	1.11
Res Hmstd: Avg Val	301,200	296,100	-1.7	3,264	3,472	209	6.4	1.08	1.17
Res Hmstd: Hi Val	401,500	394,700	-1.7	4,474	4,753	278	6.2	1.11	1.20
Res Hmstd: Ex-Hi Val	602,400	592,100	-1.7	6,981	7,395	414	5.9	1.16	1.25
Apartment	300,000	301,800	0.6	4,087	4,433	346	8.5	1.36	1.47
Comm/Ind: Lo Val	150,000	157,600	5.1	3,446	3,856	411	11.9	2.3	2.45
Comm/Ind: Med Val	300,000	315,200	5.1	7,971	8,835	863	10.8	2.66	2.80
Comm/Ind: Hi Val	1,000,000	1,050,600	5.1	29,092	32,065	2,973	10.2	2.91	3.05

**SOUTHWEST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	30,522,209	30,299,773	-222,436	-0.7	330,225	347,945	17,720	5.4	1.08	1.15
ResNonHm 1 Exist	3,333,922	3,356,567	22,646	0.7	36,652	39,001	2,349	6.4	1.10	1.16
ResNonHm23 Exist	556,451	560,021	3,570	0.6	7,022	7,458	435	6.2	1.26	1.33
Apartments Exist	1,708,568	1,720,323	11,755	0.7	22,800	24,455	1,655	7.3	1.33	1.42
Low-income Apts	85,555	85,985	430	0.5	708	757	49	7.0	0.83	0.88
Seas Rec: Exist	124,770	132,647	7,877	6.3	1,415	1,548	133	9.4	1.13	1.17
Com/Ind Lo Exist	340,679	343,241	2,563	0.8	8,019	8,326	307	3.8	2.35	2.43
Com/Ind Hi Exist	6,434,200	6,578,619	144,419	2.2	199,421	209,931	10,510	5.3	3.10	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	199,266	203,881	4,615	2.3	6,123	6,446	323	5.3	3.07	3.16
AgHm House Exist	78,077	82,232	4,155	5.3	825	915	90	10.9	1.06	1.11
AgHm Land: Exist	80,089	90,745	10,656	13.3	386	472	86	22.2	0.48	0.52
Ag NonHm: Exist	163,595	178,504	14,910	9.1	1,428	1,627	199	14.0	0.87	0.91
ResHmstd: NewCon	0	376,464	376,464	0.0	0	4,624	4,624	0.0	0.00	1.23
All Other NewCon	0	97,343	97,343	0.0	0	1,968	1,968	0.0	0.00	2.02
<b>Total</b>	<b>43,627,380</b>	<b>44,106,347</b>	<b>478,967</b>	<b>1.1</b>	<b>615,023</b>	<b>655,472</b>	<b>40,449</b>	<b>6.6</b>	<b>1.41</b>	<b>1.49</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	526,205	533,575	7,370	1.4	County	38.60	40.67	0.00	0.00
(-) TIF Tax Capacity	11,825	12,107	282	2.4	City/Town	24.49	26.06	0.83	0.92
(-) FD Contrib Tax Cap	47,484	53,517	6,033	12.7	School District	19.18	20.26	14.89	16.54
(=) Taxable Tax Capacity	466,896	467,951	1,055	0.2	Special District	8.58	8.59	0.00	0.00
FD Distrib Tax Cap	20,219	23,150	2,931	14.5	<b>Total</b>	90.84	95.58	15.72	17.47

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	275,300	273,300	-0.7	2,809	2,963	154	5.5	1.02	1.08
Res Hmstd: Avg Val	412,800	409,800	-0.7	4,398	4,629	231	5.2	1.07	1.13
Res Hmstd: Hi Val	550,300	546,300	-0.7	5,979	6,286	308	5.1	1.09	1.15
Res Hmstd: Ex-Hi Val	825,600	819,600	-0.7	9,537	10,029	491	5.2	1.16	1.22
Apartment	300,000	302,100	0.7	3,878	4,137	259	6.7	1.29	1.37
Comm/Ind: Lo Val	150,000	153,400	2.3	3,314	3,536	222	6.7	2.21	2.31
Comm/Ind: Med Val	300,000	306,700	2.2	7,654	8,127	473	6.2	2.55	2.65
Comm/Ind: Hi Val	1,000,000	1,022,400	2.2	27,908	29,561	1,653	5.9	2.79	2.89

**SUBURBAN RAMSEY CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	17,424,948	16,582,449	-842,498	-4.8	185,077	183,866	-1,211	-0.7	1.06	1.11
ResNonHm 1 Exist	1,255,099	1,208,892	-46,207	-3.7	13,983	14,083	100	0.7	1.11	1.16
ResNonHm23 Exist	387,726	375,538	-12,188	-3.1	5,274	5,347	73	1.4	1.36	1.42
Apartments Exist	1,293,639	1,286,261	-7,378	-0.6	17,608	18,358	750	4.3	1.36	1.43
Low-income Apts	182,965	184,308	1,344	0.7	1,585	1,676	91	5.7	0.87	0.91
Seas Rec: Exist	13,219	12,463	-756	-5.7	155	150	-5	-3.0	1.17	1.21
Com/Ind Lo Exist	336,174	344,308	8,134	2.4	8,029	8,389	360	4.5	2.39	2.44
Com/Ind Hi Exist	4,856,889	5,242,989	386,101	7.9	151,963	167,396	15,433	10.2	3.13	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	216,901	223,908	7,008	3.2	6,781	7,148	367	5.4	3.13	3.19
AgHm House Exist	1,426	1,281	-145	-10.2	14	14	-1	-5.6	1.01	1.06
AgHm Land: Exist	1,297	1,151	-146	-11.2	5	5	0	-4.7	0.42	0.45
Ag NonHm: Exist	17,687	14,558	-3,130	-17.7	143	124	-19	-13.1	0.81	0.85
ResHmstd: NewCon	0	54,045	54,045	0.0	0	670	670	0.0	0.00	1.24
All Other NewCon	0	54,514	54,514	0.0	0	758	758	0.0	0.00	1.39
<b>Total</b>	<b>25,987,969</b>	<b>25,586,665</b>	<b>-401,304</b>	<b>-1.5</b>	<b>390,618</b>	<b>407,985</b>	<b>17,367</b>	<b>4.4</b>	<b>1.50</b>	<b>1.59</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	318,001	317,410	-591	-0.2	County	44.00	45.67	0.00	0.00
(-) TIF Tax Capacity	20,276	22,024	1,748	8.6	City/Town	23.38	25.33	0.80	0.91
(-) FD Contrib Tax Cap	35,312	39,633	4,321	12.2	School District	16.93	17.56	18.22	18.84
(=) Taxable Tax Capacity	<u>262,413</u>	<u>255,754</u>	<u>-6,660</u>	<u>-2.5</u>	Special District	<u>7.55</u>	<u>7.78</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	28,621	32,770	4,148	14.5	<b>Total</b>	91.86	96.34	19.02	19.74

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	180,700	172,000	-4.8	1,794	1,779	-15	-0.8	0.99	1.03
Res Hmstd: Avg Val	270,900	257,800	-4.8	2,875	2,852	-23	-0.8	1.06	1.11
Res Hmstd: Hi Val	361,100	343,600	-4.8	3,956	3,926	-31	-0.8	1.1	1.14
Res Hmstd: Ex-Hi Val	541,700	515,500	-4.8	6,102	6,022	-80	-1.3	1.13	1.17
Apartment	300,000	298,300	-0.6	4,015	4,181	166	4.1	1.34	1.40
Comm/Ind: Lo Val	150,000	161,900	7.9	3,386	3,847	461	13.6	2.26	2.38
Comm/Ind: Med Val	300,000	323,800	7.9	7,806	8,757	951	12.2	2.60	2.70
Comm/Ind: Hi Val	1,000,000	1,079,500	8.0	28,433	31,676	3,243	11.4	2.84	2.93

**CITY OF MINNEAPOLIS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	20,573,958	20,216,381	-357,577	-1.7	259,016	269,466	10,450	4.0	1.26	1.33
ResNonHm 1 Exist	3,565,154	3,386,896	-178,258	-5.0	47,497	47,680	183	0.4	1.33	1.41
ResNonHm23 Exist	1,733,120	1,648,291	-84,829	-4.9	27,802	27,933	131	0.5	1.60	1.69
Apartments Exist	3,086,283	3,183,921	97,638	3.2	49,484	53,924	4,440	9.0	1.60	1.69
Low-income Apts	311,842	327,434	15,592	5.0	3,052	3,391	339	11.1	0.98	1.04
Seas Rec: Exist	16,279	16,306	27	0.2	260	275	15	5.7	1.60	1.69
Com/Ind Lo Exist	607,452	613,037	5,585	0.9	15,653	16,242	589	3.8	2.58	2.65
Com/Ind Hi Exist	7,618,471	8,151,575	533,104	7.0	258,911	284,445	25,534	9.9	3.40	3.49
Publ U: Elec Gen	63,836	65,058	1,222	1.9	1,583	1,679	96	6.1	2.48	2.58
Publ U: Other	276,192	283,484	7,292	2.6	9,365	9,870	505	5.4	3.39	3.48
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	1,255	1,380	125	10.0	15	17	2	15.4	1.19	1.25
ResHmstd: NewCon	0	90,145	90,145	0.0	0	1,288	1,288	0.0	0.00	1.43
All Other NewCon	0	109,699	109,699	0.0	0	1,798	1,798	0.0	0.00	1.64
<b>Total</b>	<b>37,853,841</b>	<b>38,093,608</b>	<b>239,766</b>	<b>0.6</b>	<b>672,638</b>	<b>718,008</b>	<b>45,370</b>	<b>6.7</b>	<b>1.78</b>	<b>1.88</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	476,354	484,206	7,852	1.6	County	34.33	36.18	0.00	0.00
(-) TIF Tax Capacity	70,371	75,091	4,720	6.7	City/Town	56.25	57.84	2.46	2.45
(-) FD Contrib Tax Cap	45,265	51,135	5,870	13.0	School District	21.91	24.67	8.75	10.50
(=) Taxable Tax Capacity	<u>360,718</u>	<u>357,980</u>	<u>-2,738</u>	<u>-0.8</u>	Special District	<u>6.80</u>	<u>6.44</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	50,008	57,256	7,248	14.5	<b>Total</b>	119.30	125.13	11.21	12.95

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	169,500	166,600	-1.7	1,992	2,078	86	4.3	1.18	1.25
Res Hmstd: Avg Val	254,100	249,700	-1.7	3,173	3,300	128	4.0	1.25	1.32
Res Hmstd: Hi Val	338,700	332,800	-1.7	4,353	4,522	170	3.9	1.29	1.36
Res Hmstd: Ex-Hi Val	508,200	499,400	-1.7	6,657	6,896	239	3.6	1.31	1.38
Apartment	300,000	309,500	3.2	4,810	5,242	432	9.0	1.60	1.69
Comm/Ind: Lo Val	150,000	160,500	7.0	3,887	4,404	517	13.3	2.59	2.74
Comm/Ind: Med Val	300,000	321,000	7.0	9,013	10,086	1,074	11.9	3.00	3.14
Comm/Ind: Hi Val	1,000,000	1,070,000	7.0	32,934	36,606	3,672	11.1	3.29	3.42

<b>CITY OF ST. PAUL</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Exist	13,841,898	13,432,966	-408,931	-3.0	151,384	152,757	1,373	0.9	1.09	1.14
ResNonHm 1 Exist	1,655,210	1,589,002	-66,208	-4.0	19,260	19,261	1	0.0	1.16	1.21
ResNonHm23 Exist	867,181	833,127	-34,054	-3.9	12,270	12,252	-17	-0.1	1.41	1.47
Apartments Exist	2,008,965	2,053,108	44,143	2.2	28,430	30,201	1,771	6.2	1.42	1.47
Low-income Apts	267,402	270,044	2,641	1.0	2,324	2,445	121	5.2	0.87	0.91
Seas Rec: Exist	1,138	1,123	-15	-1.3	14	15	0	1.0	1.27	1.30
Com/Ind Lo Exist	438,175	439,495	1,320	0.3	10,579	10,819	240	2.3	2.41	2.46
Com/Ind Hi Exist	3,785,116	4,177,045	391,929	10.4	120,156	134,991	14,835	12.3	3.17	3.23
Publ U: Elec Gen	28,933	29,576	643	2.2	652	687	35	5.3	2.26	2.32
Publ U: Other	212,630	218,679	6,049	2.8	6,750	7,067	317	4.7	3.17	3.23
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	681	681	0	0.0	7	7	0	3.0	1.02	1.06
ResHmstd: NewCon	0	44,782	44,782	0.0	0	555	555	0.0	0.00	1.24
All Other NewCon	0	76,802	76,802	0.0	0	1,131	1,131	0.0	0.00	1.47
<b>Total</b>	<b>23,107,330</b>	<b>23,166,430</b>	<b>59,101</b>	<b>0.3</b>	<b>351,826</b>	<b>372,188</b>	<b>20,362</b>	<b>5.8</b>	<b>1.52</b>	<b>1.61</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	281,275	285,913	4,638	1.6	County	40.98	42.54	0.00	0.00
(-) TIF Tax Capacity	27,790	20,079	-7,711	-27.7	City/Town	30.35	31.35	0.00	0.00
(-) FD Contrib Tax Cap	23,362	27,210	3,848	16.5	School District	23.47	23.94	13.40	15.19
(=) Taxable Tax Capacity	<u>230,123</u>	<u>238,624</u>	<u>8,501</u>	<u>3.7</u>	Special District	<u>7.69</u>	<u>7.70</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	45,319	51,887	6,568	14.5	<b>Total</b>	102.49	105.53	13.40	15.19

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	156,000	151,400	-2.9	1,576	1,591	16	1.0	1.01	1.05
Res Hmstd: Avg Val	233,900	227,000	-2.9	2,549	2,572	23	0.9	1.09	1.13
Res Hmstd: Hi Val	311,700	302,500	-3.0	3,521	3,552	31	0.9	1.13	1.17
Res Hmstd: Ex-Hi Val	467,700	453,900	-3.0	5,420	5,479	59	1.1	1.16	1.21
Apartment	300,000	306,600	2.2	4,245	4,510	265	6.2	1.42	1.47
Comm/Ind: Lo Val	150,000	165,500	10.3	3,541	4,116	575	16.2	2.36	2.49
Comm/Ind: Med Val	300,000	331,100	10.4	8,196	9,367	1,171	14.3	2.73	2.83
Comm/Ind: Hi Val	1,000,000	1,103,500	10.4	29,918	33,860	3,942	13.2	2.99	3.07

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	15,861	71	21
159.2	Farm 1b Hmstd HGA: <32K: NewCon	0.450	125	1	0
160.1	Ag Hmstd HGA: <76K: Exist	1.000	6,431,858	64,319	44,689
160.2	Ag Hmstd HGA: <76K: NewCon	1.000	45,268	453	314
161.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	5,736,320	57,363	55,836
161.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	42,697	427	417
162.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	68,837	688	645
162.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	462	5	4
163.1	Ag Hmstd HGA: >500K: Exist	1.250	84,421	1,055	972
163.2	Ag Hmstd HGA: >500K: NewCon	1.250	557	7	6
164.1	Farm 1b Hmstd land <32K: Exist	0.450	416	2	1
164.2	Farm 1b Hmstd land <32K: NewCon	0.450	2	0	0
165.1	Ag Hmstd 1 & b: <115K: Exist	0.550	10,185,575	56,021	17,832
165.2	Ag Hmstd 1 & b: <115K: NewCon	0.550	67,909	374	122
166.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.550	11,644,238	64,043	59,578
166.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.550	68,182	375	351
167.1	Ag Hmstd 1 & b: 345K-790K: Exist	0.550	9,507,836	52,293	42,909
167.2	Ag Hmstd 1 & b: 345K-790K: NewCon	0.550	48,241	265	217
168.1	Ag Hmstd 1 & b: >790K: Exist	1.000	6,887,345	68,873	55,783
168.2	Ag Hmstd 1 & b: >790K: NewCon	1.000	31,932	319	258
170.1	Ag Non-homestead: Exist	1.000	17,865,950	178,659	149,515
170.2	Ag Non-homestead: NewCon	1.000	57,514	575	477
171.0	Private Airport	1.000	298	3	2
172.0	Migrant Housing <500K	1.000	1,093	11	11
177.0	Timberlands	1.000	1,835,436	18,354	14,862
178.1	Non-comm SRR: <76K: Exist	1.000	9,887,301	98,873	80,581
178.2	Non-comm SRR: <76K: NewCon	1.000	204,551	2,046	1,686
179.1	Non-comm SRR: 76K-500K: Exist	1.000	11,850,002	118,500	104,278
179.2	Non-comm SRR: 76K-500K: NewCon	1.000	232,461	2,325	2,071
180.1	Non-comm SRR: >500K: Exist	1.250	1,170,846	14,636	11,792
180.2	Non-comm SRR: >500K: NewCon	1.250	25,043	313	276
183.1	Res 1b Hmstd <32K: Exist	0.450	245,559	1,105	989
183.2	Res 1b Hmstd <32K: NewCon	0.450	3,492	16	14
184.1	Res Hmstd: <76K: Exist	1.000	103,248,941	1,032,489	951,147
184.2	Res Hmstd: <76K: NewCon	1.000	1,489,121	14,891	13,562
185.1	Res Hmstd: 76K-414K: Exist	1.000	195,079,571	1,950,796	2,158,923
185.2	Res Hmstd: 76K-414K: NewCon	1.000	2,739,430	27,394	30,262
186.1	Res Hmstd: 414K-500K: Exist	1.000	7,255,091	72,551	75,947
186.2	Res Hmstd: 414K-500K: NewCon	1.000	93,665	937	973
187.1	Res Hmstd: > 500K: Exist	1.250	14,283,057	178,538	177,837
187.2	Res Hmstd: > 500K: NewCon	1.250	163,483	2,044	2,001

House Research Dept.

Simulation No. 8C2

Baseline: Actual Pay 2008

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Alternative: Projected Pay '09: Current Law

(all figures in \$000s)

Item ID	Description	Baseline	Actual Pay 2008	Alternative: Projected Pay '09: Current Law	Baseline	Alternative: Projected Pay '09: Current Law
189.1	Res NonH 1 unit: <76K: Exist	1.000	10,955,767	109,558	127,768	
189.2	Res NonH 1 unit: <76K: NewCon	1.000	841,223	8,412	9,833	
190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	15,195,664	151,957	170,886	
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	1,289,756	12,898	14,731	
191.1	Res NonH 1 unit: >500K: Exist	1.250	2,204,480	27,556	28,054	
191.2	Res NonH 1 unit: >500K: NewCon	1.250	165,939	2,074	2,159	
193.1	Res NonH 2-3 units: Exist	1.250	8,546,798	106,835	120,196	
193.2	Res NonH 2-3 units: NewCon	1.250	703,773	8,797	9,987	
196.1	Regular apartments (4a): Exist	1.250	18,080,746	226,009	260,571	
196.2	Regular apartments (4a): NewCon	1.250	351,424	4,393	5,092	
197.1	Low-income housing (4d): Exist	0.750	2,283,245	17,124	20,837	
197.2	Low-income housing (4d): NewCon	0.750	23,223	174	210	
198.1	Non-profit/Comm Serv: Exist	1.500	35,104	527	600	
198.2	Non-profit/Comm Serv: NewCon	1.500	729	11	12	
199.1	Student housing: Exist	1.000	27,796	278	325	
199.2	Student housing: NewCon	1.000	90	1	1	
200.1	Manuf home park land: Exist	1.250	595,107	7,439	8,361	
200.2	Manuf home park land: NewCon	1.250	115	1	1	
202.1	Comm SRR 1c: <500K: Exist	0.550	386,461	2,126	1,701	
202.2	Comm SRR 1c: <500K: NewCon	0.550	3,654	20	16	
203.1	Comm SRR 1c: 500K-2.2M: Exist	1.000	248,384	2,484	1,786	
203.2	Comm SRR 1c: 500K-2.2M: NewCon	1.000	2,856	29	21	
204.1	Comm SRR 1c: >2.2M: Exist	1.250	40,970	512	396	
204.2	Comm SRR 1c: >2.2M: New con	1.250	271	3	3	
205.1	Comm SRR 4c: <500K: Exist	1.000	246,849	2,468	2,521	
205.2	Comm SRR 4c: <500K: NewCon	1.000	1,937	19	20	
206.1	Comm SRR 4c: >500K: Exist	1.250	119,831	1,498	1,388	
206.2	Comm SRR 4c: >500K: NewCon	1.250	817	10	10	
207.1	Bed & Breakfast: Exist	1.250	26,439	330	341	
207.2	Bed & Breakfast: NewCon	1.250	59	1	1	
208.0	Qualifying golf courses	1.250	255,424	3,193	3,123	
209.0	Metro Non-profit Indoor Rec	1.250	15,423	193	247	
211.1	Commercial: <150K: Exist	1.500	8,202,554	123,038	201,874	
211.2	Commercial: <150K: NewCon	1.500	255,140	3,827	6,199	
212.1	Commercial: >150K: Exist	2.000	45,634,208	912,684	1,445,438	
212.2	Commercial: >150K: NewCon	2.000	1,363,494	27,270	42,837	
213.1	Comm border city: <150K: Exist	1.500	41,006	615	945	
213.2	Comm border city: <150K: NewCon	1.500	2,295	34	53	
214.1	Comm border city: >150K: Exist	2.000	84,180	1,684	1,937	
214.2	Comm border city: >150K: NewCon	2.000	5,116	102	118	
222.1	Industrial: <150K: Exist	1.500	1,247,664	18,715	30,737	
222.2	Industrial: <150K: NewCon	1.500	31,254	469	789	
223.1	Industrial: >150K: Exist	2.000	13,998,987	279,980	447,836	
223.2	Industrial: >150K: NewCon	2.000	232,781	4,656	7,582	

House Research Dept.

Simulation No. 8C2

Baseline: Actual Pay 2008

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Alternative: Projected Pay '09: Current Law

(all figures in \$000s)

224.1	Ind'l border city: <150K: Exist	1.500	1,124	17	26
224.2	Ind'l border city: <150K: NewCon	1.500	41	1	1
225.1	Ind'l border city: >150K: Exist	2.000	60,625	1,212	1,408
225.2	Ind'l border city: >150K: NewCon	2.000	1,330	27	31
233.0	Publ Util: land & bldgs <150K	1.500	83,549	1,253	1,938
234.0	Publ Util: land & bldgs >150K	2.000	896,892	17,938	27,665
235.0	Publ Util: Electric Generat Mach	2.000	1,554,471	31,089	33,889
236.0	Publ Util: machinery (non-generat)	2.000	1,089,601	21,792	32,445
238.0	Railroad <150K	1.500	25,343	380	620
239.0	Railroad >150K	2.000	647,000	12,940	19,991
241.0	Non-comm aircraft hangars	1.500	4,100	62	66
242.0	Mineral	2.000	2,122	42	79
243.0	Misc class 5	2.000	5,043	101	138
249.0	Personal: 3f	1.000	9,379	94	92
250.0	Non-comm aircraft hangars	1.500	73,806	1,107	1,127
251.0	Pers: It31 tools&mach excl elec gen	2.000	154,915	3,098	4,453
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	7,439	74	79
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	55,133	551	484
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	13,781	138	118
256.0	Pers: It32 struct/leased land-C/I	2.000	17,186	344	492
257.0	Pers: Item 33 ag real estate	1.000	20,652	207	203
259.0	Pers: It41 struct/leased land - C/I	2.000	449,104	8,982	10,587
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	348	3	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	3,236	32	40
264.0	Pers: Item 41 Border EZ	2.000	1,140	23	26
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,313	686	1,296
267.0	Pers: It43 leased real estate - non C/I	1.500	27,455	412	522
268.0	Pers: Item 43 leased real estate - C/I	2.000	431,641	8,633	9,593
269.0	Pers: Item 44 electric util trans lines	2.000	1,619,134	32,383	50,391
270.0	Pers: Item 44 electric util distri lines	2.000	241,445	4,829	7,995
271.0	Pers: Item 45 syst/gas utils	2.000	1,896,933	37,939	56,488
272.0	Pers: Item 46 syst/water utils	2.000	1,382	28	46
273.0	Pers: Item 48 misc	2.000	15,307	306	352
<b>State Total</b>			561,793,995	6,338,736	7,297,388



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	15,986	72	23
160.1	Ag Hmstd HGA: <76K: Exist	1.000	6,601,511	66,015	48,030
160.2	Ag Hmstd HGA: <76K: NewCon	1.000	9,138	91	67
161.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	6,340,890	63,409	63,766
161.2	Ag Hmstd HGA: 76K-414K: NewCon	1.000	52,657	527	531
162.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	77,074	771	745
162.2	Ag Hmstd HGA: 414K-500K: NewCon	1.000	1,466	15	14
163.1	Ag Hmstd HGA: >500K: Exist	1.250	93,444	1,168	1,109
163.2	Ag Hmstd HGA: >500K: NewCon	1.250	1,677	21	20
164.1	Farm 1b Hmstd land <32K: Exist	0.450	418	2	0
165.1	Ag Hmstd 1 & b: <115K: Exist	0.550	10,524,361	57,884	18,618
165.2	Ag Hmstd 1 & b: <115K: NewCon	0.550	23,249	128	46
166.1	Ag Hmstd 1 & b: 115K-345K: Exist	0.550	12,550,539	69,028	64,454
166.2	Ag Hmstd 1 & b: 115K-345K: NewCon	0.550	63,372	349	334
167.1	Ag Hmstd 1 & b: 345K-890K: Exist	0.550	11,764,154	64,703	53,112
167.2	Ag Hmstd 1 & b: 345K-890K: NewCon	0.550	127,304	700	574
168.1	Ag Hmstd 1 & b: >890K: Exist	1.000	7,536,133	75,361	61,151
168.2	Ag Hmstd 1 & b: >890K: NewCon	1.000	30,144	301	247
170.1	Ag Non-homestead: Exist	1.000	19,903,320	199,033	167,029
170.2	Ag Non-homestead: NewCon	1.000	59,023	590	482
171.1	Private Airport	1.000	309	3	2
172.1	Migrant Housing <500K: Exist	1.000	1,223	12	13
172.2	Migrant Housing <500K: NewCon	1.000	2	0	0
177.1	Timberlands	1.000	2,124,889	21,249	16,891
178.1	Non-comm SRR: <76K: Exist	1.000	10,561,239	105,612	84,424
178.2	Non-comm SRR: <76K: NewCon	1.000	109,552	1,096	910
179.1	Non-comm SRR: 76K-500K: Exist	1.000	13,680,472	136,805	117,087
179.2	Non-comm SRR: 76K-500K: NewCon	1.000	347,503	3,475	2,996
180.1	Non-comm SRR: >500K: Exist	1.250	1,458,125	18,227	14,266
180.2	Non-comm SRR: >500K: NewCon	1.250	58,728	734	582
183.1	Res 1b Hmstd <32K: Exist	0.450	249,051	1,121	1,052
184.1	Res Hmstd: <76K: Exist	1.000	104,944,769	1,049,448	1,021,409
184.2	Res Hmstd: <76K: NewCon	1.000	469,684	4,697	4,624
185.1	Res Hmstd: 76K-414K: Exist	1.000	197,608,524	1,976,085	2,288,143
185.2	Res Hmstd: 76K-414K: NewCon	1.000	2,400,344	24,003	27,879
186.1	Res Hmstd: 414K-500K: Exist	1.000	7,234,930	72,349	78,921
186.2	Res Hmstd: 414K-500K: NewCon	1.000	236,414	2,364	2,609
187.1	Res Hmstd: > 500K: Exist	1.250	14,195,745	177,447	183,369
187.2	Res Hmstd: > 500K: NewCon	1.250	527,954	6,599	6,865
189.1	Res NonH 1 unit: <76K: Exist	1.000	12,076,438	120,764	146,476

House Research Dept.

Simulation No. 8C2

Baseline: Actual Pay 2008

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Alternative: Projected Pay '09: Current Law

(all figures in \$000s)

ID	Description	Baseline	Actual Pay 2008	Alternative: Projected Pay '09: Current Law	(all figures in \$000s)
189.2	Res NonH 1 unit: <76K: NewCon	1.000	311,031	3,110	3,770
190.1	Res NonH 1 unit: 76K - 500K: Exist	1.000	16,925,849	169,258	198,845
190.2	Res NonH 1 unit: 76K - 500K: NewCon	1.000	751,798	7,518	8,802
191.1	Res NonH 1 unit: >500K: Exist	1.250	2,448,493	30,606	32,387
191.2	Res NonH 1 unit: >500K: NewCon	1.250	110,988	1,387	1,490
193.1	Res NonH 2-3 units: Exist	1.250	9,423,176	117,790	137,587
193.2	Res NonH 2-3 units: NewCon	1.250	367,101	4,589	5,274
196.1	Regular apartments (4a): Exist	1.250	18,690,577	233,632	283,311
196.2	Regular apartments (4a): NewCon	1.250	251,490	3,144	3,761
197.1	Low-income housing (4d): Exist	0.750	2,359,460	17,696	22,485
197.2	Low-income housing (4d): NewCon	0.750	11,260	84	102
198.1	Non-profit/Comm Serv: Exist	1.500	36,800	552	650
198.2	Non-profit/Comm Serv: NewCon	1.500	112	2	2
199.1	Student housing: Exist	1.000	27,067	271	330
200.1	Manuf home park land: Exist	1.250	613,308	7,666	9,024
200.2	Manuf home park land: NewCon	1.250	108	1	1
202.1	Comm SRR 1c: <500K: Exist	0.550	399,171	2,195	1,778
202.2	Comm SRR 1c: <500K: NewCon	0.550	949	5	4
203.1	Comm SRR 1c: 500K-2.2M: Exist	1.000	271,735	2,717	1,987
203.2	Comm SRR 1c: 500K-2.2M: NewCon	1.000	3,744	37	29
204.1	Comm SRR 1c: >2.2M: Exist	1.250	44,206	553	422
204.2	Comm SRR 1c: >2.2M: New con	1.250	813	10	10
205.1	Comm SRR 4c: <500K: Exist	1.000	260,181	2,602	2,633
205.2	Comm SRR 4c: <500K: NewCon	1.000	1,611	16	16
206.1	Comm SRR 4c: >500K: Exist	1.250	127,650	1,596	1,461
206.2	Comm SRR 4c: >500K: NewCon	1.250	688	9	10
207.1	Bed & Breakfast: Exist	1.250	27,425	343	358
207.2	Bed & Breakfast: NewCon	1.250	54	1	1
208.1	Qualifying golf courses	1.250	263,780	3,297	3,336
209.1	Metro Non-profit Indoor Rec	1.250	15,423	193	260
211.1	Commercial: <150K: Exist	1.500	8,689,138	130,337	217,786
211.2	Commercial: <150K: NewCon	1.500	16,943	254	425
212.1	Commercial: >150K: Exist	2.000	50,081,680	1,001,634	1,623,622
212.2	Commercial: >150K: NewCon	2.000	46,901	938	1,477
213.1	Comm border city: <150K: Exist	1.500	45,120	677	1,040
213.2	Comm border city: <150K: NewCon	1.500	1,405	21	32
214.1	Comm border city: >150K: Exist	2.000	94,635	1,893	2,178
214.2	Comm border city: >150K: NewCon	2.000	4,134	83	95
222.1	Industrial: <150K: Exist	1.500	1,309,244	19,639	33,014
222.2	Industrial: <150K: NewCon	1.500	7,467	112	184
223.1	Industrial: >150K: Exist	2.000	15,049,515	300,990	493,661
223.2	Industrial: >150K: NewCon	2.000	230,169	4,603	7,451
224.1	Ind'l border city: <150K: Exist	1.500	1,165	17	27
225.1	Ind'l border city: >150K: Exist	2.000	61,672	1,233	1,432

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Alternative: Projected Pay '09: Current Law

(all figures in \$000s)

225.2	Ind'l border city: >150K: NewCon	2.000	511	10	12
233.0	Publ Util: land & bldgs <150K	1.500	83,549	1,253	1,971
234.0	Publ Util: land & bldgs >150K	2.000	950,705	19,014	29,749
235.0	Publ Util: Electric Generat Mach	2.000	1,584,925	31,699	35,405
236.0	Publ Util: machinery (non-generat)	2.000	1,119,152	22,383	33,724
238.0	Railroad <150K	1.500	26,938	404	665
239.0	Railroad >150K	2.000	698,874	13,977	21,874
241.0	Non-comm aircraft hangars	1.500	4,502	68	76
242.0	Mineral	2.000	2,109	42	79
243.0	Misc class 5	2.000	5,145	103	144
249.0	Personal: 3f	1.000	9,825	98	95
250.0	Non-comm aircraft hangars	1.500	77,781	1,167	1,231
251.0	Pers: It31 tools&mach excl elec gen	2.000	158,969	3,179	4,645
252.0	Pers: It32 struct/lease land-non C/I,SRR	1.000	7,666	77	86
253.0	Pers: It32 struct/leased land-NCSRR<76	1.000	59,355	594	511
254.0	Pers: It32 str/lease land-NCSRR:76-500	1.000	15,023	150	125
256.0	Pers: It32 struct/leased land-C/I	2.000	18,159	363	533
257.0	Pers: Item 33 ag real estate	1.000	21,528	215	217
259.0	Pers: It41 struct/leased land - C/I	2.000	489,514	9,790	11,729
260.0	Pers: It41 struct/leased land-NCSRR<76	1.000	359	4	5
263.0	Pers: It41 str/leased land-non C/I,SRR	1.000	3,556	36	40
264.0	Pers: Item 41 Border EZ	2.000	1,250	25	29
265.0	Pers: Item 42 non-EZ struct/RR land	2.000	34,907	698	1,333
267.0	Pers: It43 leased real estate - non C/I	1.500	27,933	419	560
268.0	Pers: Item 43 leased real estate - C/I	2.000	457,747	9,155	10,277
269.0	Pers: Item 44 electric util trans lines	2.000	1,657,056	33,141	52,437
270.0	Pers: Item 44 electric util distri lines	2.000	247,601	4,952	8,369
271.0	Pers: Item 45 syst/gas utils	2.000	1,953,283	39,066	58,984
272.0	Pers: Item 46 syst/water utils	2.000	1,415	28	47
273.0	Pers: Item 48 misc	2.000	16,247	325	381
<b>State Total</b>			583,182,579	6,588,006	7,856,751

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

	<b>County</b>	<b>City</b>	<b>Town</b>	<b>School District</b>	<b>Special District</b>	<b>State</b>	<b>Total</b>
<b>Certified NTC Levy</b>	2,411,623	1,653,409	196,976	1,244,014	283,617	734,504	6,524,143
<b>Certified MKV Levy</b>	2,424	31,539	89	732,414	476	0	766,466
<b>Fiscal Disparities Levy</b>	123,350	124,269	1,116	129,539	28,218	0	406,492
<b>Disparity Reduction Aid</b>	9,571	0	457	7,926	0	0	17,954
<b>Spread NTC Levy</b>	2,278,702	1,529,140	195,403	1,159,033	260,399	734,504	6,157,181
<b>Spread MKV Levy</b>	2,424	31,539	89	679,930	476	0	714,458
<b>Tax Incr Financing Levy</b>							329,155
<b>Homestead Credit</b>		262,683		<b>Taconite credit</b>		16,657	
<b>Agricultural Credit</b>		24,905		<b>Disparity Reduction Credit</b>		5,628	

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

	<b>County</b>	<b>City</b>	<b>Town</b>	<b>School District</b>	<b>Special District</b>	<b>State</b>	<b>Total</b>
<b>Certified NTC Levy</b>	2,572,399	1,778,325	212,042	1,320,359	292,352	770,667	6,946,144
<b>Certified MKV Levy</b>	2,424	33,819	89	843,321	476	0	879,653
<b>Fiscal Disparities Levy</b>	140,075	143,841	1,252	149,951	32,131	0	467,251
<b>Disparity Reduction Aid</b>	9,549	0	453	7,842	0	0	17,843
<b>Spread NTC Levy</b>	2,422,775	1,634,484	210,337	1,226,342	265,221	770,667	6,529,824
<b>Spread MKV Levy</b>	2,424	33,819	89	779,546	476	0	816,354
<b>Tax Incr Financing Levy</b>							355,049
<b>Homestead Credit</b>		263,399		<b>Taconite credit</b>		16,697	
<b>Agricultural Credit</b>		25,337		<b>Disparity Reduction Credit</b>		6,293	