

# House Research Simulation Report: Property Tax

Simulation # 98V1

Date 11/20/98

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## DESCRIPTION

**BASELINE:** Final Pay '97 (Revised)

**ALTERNATIVE:** Final Pay '98

This report compares actual taxes payable in 1997 to actual taxes payable in 1998.

## KEY POINTS

- ! **Statewide, property taxes were reduced by \$86 million, or 1.8%**, from pay '97 to pay '98. The tax reduction occurred despite an overall increase in market values of 7.2%; the net result is a significant reduction in the overall statewide effective tax rate, from 2.45% to 2.24%.
- ! **Residential nonhomestead, apartment, and public utility property types saw reductions of more than 5%**. Commercial, industrial and seasonal recreational residential property types benefitted from reductions between 2.5% and 5%. The only property types with a tax increase greater than 1% was agricultural land (although for ag homesteads most of the increase was offset by a reduction in taxes on the house).
- ! **Generally speaking, the effects were similar between greater Minnesota and the metro area.** Homeowners fared a little better in the metro area compared to greater Minnesota, while commercial-industrial property did better in greater Minnesota than in the metro area. (The metro commercial-industrial effect is somewhat misleading due to the one-year lag in the fiscal disparities program - even if there were no other changes for pay '99, commercial-industrial properties in the metro area would experience a reduction in pay '99 when the fiscal disparities effect "catches up.")

**The simulations are estimates only.** House Research strives to make property tax simulations accurate, but simulations are only approximations of reality. They depend upon judgements 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.

**SIMULATION PARAMETERS**

	Baseline	Alternative
<b>Residential Homestead:</b>		
<\$72,000	1.0 %	1.0 %
\$72,000 - \$75,000	2.0	1.0
>\$75,000	2.0	1.85
<b>Residential Non-homestead:</b>		
Single unit:		
<\$75,000	2.3	1.9
>\$75,000	2.3	2.1
2-3 unit and undeveloped land	2.3	2.1
<b>Market-rate Apartments:</b>		
Regular	3.4	2.9
Small cities	2.3	2.3
<b>Subsidized Apartments:</b>		
Title II	2.3	2.0
Farmer's Home Admin	2.0	1.9
<b>Commercial-Industrial:</b>		
<\$100,000	3.0	2.7
\$100,000 - \$150,000	4.6	2.7
>\$150,000	4.6	4.0
<b>Seasonal Recreational Commercial:</b>		
Homestead resorts (1c)	1.0	1.0
Seasonal resorts (4c)	2.3	2.1
<b>Seasonal Recreational Residential:</b>		
<\$72,000	1.75	1.4
\$72,000 - \$75,000	2.5	1.4
>\$75,000	2.5	2.5
<b>Public Utility:</b>		
Personal property	4.6	4.0
Attached machinery	4.6	4.0
Land & buildings	4.6	4.0
<b>Disabled homestead</b>	0.45	0.45
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$115,000	0.45	0.4
>\$115,000:		
<320 acres	1.0	0.9
>320 acres	1.5	1.4
<b>Non-Homestead</b>	1.5	1.4
<b>Education homestead credit:</b>		
Percentage	--	32%
Maximum	--	\$225

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BASELINE: Final Pay '97 (Revised)  
vs.  
ALTERNATIVE: Final Pay '98

(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	109,563,539	118,315,839	8,752,300	8.0	1,832,638	1,845,316	12,678	.7	1.67	1.56
Res Non-Hmstd	6,370,477	6,685,073	314,595	4.9	188,111	177,217	-10,895	-5.8	2.95	2.65
Apartments	5,807,687	6,031,072	223,385	3.8	249,228	229,041	-20,187	-8.1	4.29	3.80
Low-income Apts	1,759,503	1,940,370	180,867	10.3	55,440	55,542	103	.2	3.15	2.86
Seasonl Rec Res	5,390,120	5,847,335	457,215	8.5	111,894	106,679	-5,215	-4.7	2.08	1.82
Seasonl Rec Comm	332,037	350,164	18,127	5.5	5,891	5,901	9	.2	1.77	1.69
Commercial	20,143,018	21,876,837	1,733,818	8.6	1,139,897	1,109,388	-30,509	-2.7	5.66	5.07
Industrial	8,240,562	8,841,368	600,806	7.3	471,244	456,806	-14,438	-3.1	5.72	5.17
Public Utility	5,708,713	5,769,114	60,401	1.1	309,354	287,921	-21,433	-6.9	5.42	4.99
Ag Hmstd: House	5,396,801	5,683,648	286,848	5.3	70,862	69,603	-1,259	-1.8	1.31	1.22
Ag Hmstd: Land	15,472,401	16,342,929	870,528	5.6	139,223	141,240	2,016	1.4	.90	.86
Ag Non-hmstd	8,266,268	8,681,352	415,084	5.0	138,923	142,061	3,138	2.3	1.68	1.64

Total (incl TIF) 192,451,126 206,365,101 13,913,975 7.2 4,712,706 4,626,714 -85,992 -1.8 2.45 2.24

TIF Levy 298,522 298,304 -217 -.1  
Total (excl TIF) 4,414,184 4,328,410 -85,774 -1.9

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,204,824	1,250,805	45,981	3.8	739,976	775,370	35,394	4.8
Fisc Disp Distrib	96,424	104,386	7,962	8.3	75,085	81,793	6,708	8.9
Total Levy	1,301,248	1,355,191	53,943	4.1	815,061	857,162	42,102	5.2
Property Tax Aids	248,838	256,829	7,991	3.2	597,583	610,856	13,273	2.2
Total Levy + Aid	1,550,086	1,612,020	61,934	4.0	1,412,644	1,468,019	55,375	3.9

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,982,572	1,935,820	-46,752	-2.4	120,951	130,884	9,933	8.2
Fisc Disp Distrib	188,047	200,223	12,176	6.5	23,760	23,922	162	.7
Total Levy	2,170,619	2,136,043	-34,576	-1.6	144,711	154,806	10,095	7.0
Property Tax Aids	122,403	94,754	-27,649	-22.6	27,523	27,781	258	.9
Total Levy + Aid	2,293,022	2,230,797	-62,225	-2.7	172,234	182,587	10,353	6.0

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt
Total Tax Capacity	3,745,824	3,637,501	-108,323	-2.9				
(-) TIF Tax Cap	231,444	226,048	-5,395	-2.3	County	37.19	39.74	.001 .001
(-) FD Contr Tax Cap	275,077	264,622	-10,455	-3.8	City/Town	22.71	24.42	.023 .034
(=) Txbl Tax Cap	3,239,304	3,146,831	-92,472	-2.9	School Dist	59.07	56.77	.368 .744
					Special Dist	3.73	4.16	0.000 0.000
FD Distr Tax Cap	275,075	264,622	-10,453	-3.8	Total	122.70	125.09	.392 .779

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value				0.0
Net Tax			0	0.0
Effect Rate	0.00	0.00		
Avg Value				0.0
Net Tax			0	0.0
Effect Rate	0.00	0.00		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value				0.0
Net Tax			0	0.0
Effect Rate	0.00	0.00		
Ex-Hi Value				0.0
Net Tax			0	0.0
Effect Rate	0.00	0.00		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	34,944,889	38,074,779	3,129,889	9.0	504,656	520,862	16,206	3.2	1.44	1.37
Res Non-Hmstd	2,333,842	2,483,864	150,022	6.4	66,946	63,971	-2,975	-4.4	2.87	2.58
Apartments	1,221,408	1,281,928	60,520	5.0	47,878	46,504	-1,374	-2.9	3.92	3.63
Low-income Apts	630,323	658,778	28,455	4.5	19,109	18,780	-329	-1.7	3.03	2.85
Seasnl Rec Res	5,227,768	5,679,405	451,638	8.6	107,872	102,704	-5,168	-4.8	2.06	1.81
Seasnl Rec Comm	328,550	346,161	17,611	5.4	5,812	5,818	6	.1	1.77	1.68
Commercial	5,639,583	6,040,457	400,874	7.1	280,607	267,111	-13,495	-4.8	4.98	4.42
Industrial	2,072,835	2,154,485	81,650	3.9	114,228	107,393	-6,834	-6.0	5.51	4.98
Public Utility	3,735,772	3,746,712	10,939	.3	189,800	176,318	-13,482	-7.1	5.08	4.71
Ag Hmstd: House	4,595,503	4,875,363	279,859	6.1	58,149	57,784	-366	-.6	1.27	1.19
Ag Hmstd: Land	14,751,938	15,587,665	835,727	5.7	133,669	135,818	2,150	1.6	.91	.87
Ag Non-hmstd	7,817,595	8,211,243	393,648	5.0	130,855	133,886	3,031	2.3	1.67	1.63
Total (incl TIF)	83,300,007	89,140,841	5,840,834	7.0	1,659,581	1,636,951	-22,631	-1.4	1.99	1.84

TIF Levy					69,707	68,109	-1,598	-2.3		
Total (excl TIF)					1,589,874	1,568,842	-21,032	-1.3		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	558,322	582,918	24,596	4.4	277,528	296,348	18,820	6.8
Fisc Disp Distrib	0	219	219	0.0	0	215	215	0.0
Total Levy	558,322	583,137	24,815	4.4	277,528	296,563	19,035	6.9
Property Tax Aids	142,234	147,856	5,622	4.0	311,063	319,064	8,001	2.6
Total Levy + Aid	700,556	730,993	30,437	4.3	588,591	615,627	27,036	4.6

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	759,586	750,822	-8,764	-1.2	11,967	11,712	-255	-2.1
Fisc Disp Distrib	0	192	192	0.0	0	5	5	0.0
Total Levy	759,586	751,014	-8,572	-1.1	11,967	11,717	-249	-2.1
Property Tax Aids	74,510	64,338	-10,172	-13.7	2,854	2,957	103	3.6
Total Levy + Aid	834,095	815,352	-18,743	-2.2	14,821	14,674	-146	-1.0

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	1,395,262	1,351,489	-43,773	-3.1					
(-) TIF Tax Cap	55,807	51,590	-4,217	-7.6	County	41.67	44.84	.003	.003
(-) FD Contr Tax Cap	0	441	441	0.0	City/Town	20.69	22.78	.004	.004
(=) Txbl Tax Cap	1,339,454	1,299,458	-39,996	-3.0	School Dist	54.93	54.61	.301	.490
					Special Dist	.89	.90	0.000	0.000
FD Distr Tax Cap	0	441	441	0.0	Total	118.19	123.13	.308	.497

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	43,200	46,100		6.7
Net Tax	524	533	9	1.8
Effect Rate	1.21	1.16		
Avg Value	64,800	69,100		6.6
Net Tax	786	799	13	1.7
Effect Rate	1.21	1.16		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	86,400	92,100		6.6
Net Tax	1,218	1,226	8	.7
Effect Rate	1.41	1.33		
Ex-Hi Value	129,600	138,200		6.6
Net Tax	2,252	2,207	-45	-2.0
Effect Rate	1.74	1.60		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	74,618,649	80,241,060	5,622,411	7.5	1,327,982	1,324,454	-3,529	- .3	1.78	1.65
Res Non-Hmstd	4,036,635	4,201,209	164,574	4.1	121,165	113,246	-7,920	-6.5	3.00	2.70
Apartments	4,586,279	4,749,144	162,864	3.6	201,350	182,537	-18,813	-9.3	4.39	3.84
Low-income Apts	1,129,180	1,281,593	152,412	13.5	36,331	36,762	431	1.2	3.22	2.87
Seasnl Rec Res	162,352	167,930	5,577	3.4	4,022	3,975	-47	-1.2	2.48	2.37
Seasnl Rec Comm	3,487	4,003	516	14.8	79	83	4	4.9	2.26	2.07
Commercial	14,503,436	15,836,380	1,332,944	9.2	859,290	842,277	-17,014	-2.0	5.92	5.32
Industrial	6,167,727	6,686,882	519,155	8.4	357,016	349,413	-7,603	-2.1	5.79	5.23
Public Utility	1,972,940	2,022,402	49,462	2.5	119,554	111,603	-7,951	-6.7	6.06	5.52
Ag Hmstd: House	801,297	808,286	6,988	.9	12,713	11,819	-894	-7.0	1.59	1.46
Ag Hmstd: Land	720,463	755,263	34,801	4.8	5,555	5,421	-134	-2.4	.77	.72
Ag Non-hmstd	448,673	470,109	21,436	4.8	8,068	8,175	107	1.3	1.80	1.74
Total (incl TIF)	109,151,119	117,224,260	8,073,141	7.4	3,053,125	2,989,764	-63,361	-2.1	2.80	2.55

TIF Levy	228,814	230,195	1,381	.6
Total (excl TIF)	2,824,311	2,759,568	-64,742	-2.3

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	646,502	667,886	21,385	3.3	462,448	479,022	16,574	3.6
Fisc Disp Distrib	96,424	104,167	7,743	8.0	75,085	81,578	6,493	8.6
Total Levy	742,925	772,053	29,128	3.9	537,533	560,599	23,066	4.3
Property Tax Aids	106,604	108,973	2,369	2.2	286,520	291,792	5,272	1.8
Total Levy + Aid	849,530	881,027	31,497	3.7	824,053	852,391	28,338	3.4

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,222,986	1,184,998	-37,988	-3.1	108,984	119,172	10,188	9.3
Fisc Disp Distrib	188,047	200,032	11,984	6.4	23,760	23,917	157	.7
Total Levy	1,411,034	1,385,029	-26,004	-1.8	132,744	143,089	10,345	7.8
Property Tax Aids	47,893	30,416	-17,478	-36.5	24,669	24,824	155	.6
Total Levy + Aid	1,458,927	1,415,445	-43,482	-3.0	157,413	167,913	10,500	6.7

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	2,350,562	2,286,012	-64,550	-2.7					
(-) TIF Tax Cap	175,636	174,458	-1,178	-.7	County	34.03	36.15	0.000	0.000
(-) FD Contr Tax Cap	275,077	264,181	-10,895	-4.0	City/Town	24.13	25.57	.037	.056
(=) Txbl Tax Cap	1,899,849	1,847,373	-52,476	-2.8	School Dist	61.98	58.29	.417	.926
					Special Dist	5.74	6.45	0.000	0.000
FD Distr Tax Cap	275,075	264,181	-10,894	-4.0	Total	125.88	126.47	.453	.982

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	74,600	77,800		4.3
Net Tax	1,006	997	-9	-.9
Effect Rate	1.35	1.28		
Avg Value	111,900	116,700		4.3
Net Tax	1,962	1,862	-100	-5.1
Effect Rate	1.75	1.60		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	149,200	155,600		4.3
Net Tax	2,918	2,762	-156	-5.3
Effect Rate	1.96	1.78		
Ex-Hi Value	223,800	233,400		4.3
Net Tax	4,830	4,659	-171	-3.5
Effect Rate	2.16	2.00		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,122,733	2,269,826	147,093	6.9	32,122	33,148	1,025	3.2	1.51	1.46
Res Non-Hmstd	167,092	170,371	3,279	2.0	5,239	4,785	-454	-8.7	3.14	2.81
Apartments	132,841	143,802	10,961	8.3	4,238	4,510	273	6.4	3.19	3.14
Low-income Apts	65,673	67,392	1,718	2.6	2,029	1,980	-49	-2.4	3.09	2.94
Seasnl Rec Res	34,580	38,941	4,361	12.6	848	844	-4	-.5	2.45	2.17
Seasnl Rec Comm	2,276	2,491	215	9.5	37	41	4	12.1	1.62	1.66
Commercial	531,551	565,434	33,883	6.4	24,632	23,878	-754	-3.1	4.63	4.22
Industrial	161,340	166,900	5,560	3.4	8,448	8,074	-374	-4.4	5.24	4.84
Public Utility	93,869	96,139	2,270	2.4	5,659	5,416	-243	-4.3	6.03	5.63
Ag Hmstd: House	10,097	10,621	524	5.2	147	151	4	2.7	1.46	1.42
Ag Hmstd: Land	16,029	16,273	244	1.5	172	164	-8	-4.7	1.07	1.01
Ag Non-hmstd	22,133	23,172	1,039	4.7	458	476	18	4.0	2.07	2.06
<b>Total (incl TIF)</b>	<b>3,360,214</b>	<b>3,571,362</b>	<b>211,148</b>	<b>6.3</b>	<b>84,029</b>	<b>83,468</b>	<b>-562</b>	<b>-.7</b>	<b>2.50</b>	<b>2.34</b>

TIF Levy					5,134	5,377	242	4.7		
Total (excl TIF)					78,895	78,091	-804	-1.0		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	27,467	28,544	1,077	3.9	20,827	21,991	1,164	5.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	27,467	28,544	1,077	3.9	20,827	21,991	1,164	5.6
Property Tax Aids	6,054	6,327	273	4.5	33,686	34,496	810	2.4
<b>Total Levy + Aid</b>	<b>33,521</b>	<b>34,871</b>	<b>1,349</b>	<b>4.0</b>	<b>54,513</b>	<b>56,487</b>	<b>1,974</b>	<b>3.6</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	34,961	33,670	-1,290	-3.7	1,036	1,158	122	11.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	34,961	33,670	-1,290	-3.7	1,036	1,158	122	11.7
Property Tax Aids	3,080	2,540	-540	-17.5	400	409	9	2.3
<b>Total Levy + Aid</b>	<b>38,041</b>	<b>36,211</b>	<b>-1,830</b>	<b>-4.8</b>	<b>1,436</b>	<b>1,567</b>	<b>131</b>	<b>9.1</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	65,671	62,759	-2,912	-4.4					
(-) TIF Tax Cap	3,867	3,819	-48	-1.2	County	44.37	48.36	.013	.012
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	33.35	36.94	.064	.061
(=) Txbl Tax Cap	61,804	58,940	-2,864	-4.6	School Dist	55.26	55.05	.241	.344
					Special Dist	1.68	1.96	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	134.66	142.31	.318	.417

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	33,100	35,100		6.0
Net Tax	456	470	14	3.0
Effect Rate	1.38	1.34		
Avg Value	49,700	52,600		5.8
Net Tax	685	704	19	2.8
Effect Rate	1.38	1.34		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	66,300	70,100		5.7
Net Tax	914	938	24	2.7
Effect Rate	1.38	1.34		
Ex-Hi Value	99,400	105,200		5.8
Net Tax	1,739	1,741	2	.1
Effect Rate	1.75	1.65		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,659,925	1,833,097	173,172	10.4	22,791	23,315	524	2.3	1.37	1.27
Res Non-Hmstd	115,949	122,519	6,571	5.7	3,039	2,823	-216	-7.1	2.62	2.30
Apartments	5,849	7,159	1,310	22.4	169	208	39	23.4	2.88	2.91
Low-income Apts	106	112	6	5.5	3	3	-0	-5.8	2.51	2.24
Seasonl Rec Res	895,352	971,213	75,861	8.5	18,588	17,531	-1,056	-5.7	2.08	1.81
Seasonl Rec Comm	50,710	53,424	2,714	5.4	856	848	-8	-1.0	1.69	1.59
Commercial	83,753	89,551	5,798	6.9	3,453	3,139	-314	-9.1	4.12	3.50
Industrial	46,777	46,888	110	.2	2,420	2,134	-285	-11.8	5.17	4.55
Public Utility	260,710	273,818	13,108	5.0	12,453	11,677	-777	-6.2	4.78	4.26
Ag Hmstd: House	649,879	688,842	38,963	6.0	7,889	7,879	-10	-.1	1.21	1.14
Ag Hmstd: Land	2,633,701	2,725,342	91,642	3.5	25,522	25,657	135	.5	.97	.94
Ag Non-hmstd	1,919,699	1,998,966	79,267	4.1	32,090	32,816	726	2.3	1.67	1.64
<b>Total (incl TIF)</b>	<b>8,322,409</b>	<b>8,810,930</b>	<b>488,521</b>	<b>5.9</b>	<b>129,272</b>	<b>128,030</b>	<b>-1,242</b>	<b>-1.0</b>	<b>1.55</b>	<b>1.45</b>

TIF Levy					125	66	-59	-47.0		
Total (excl TIF)					129,146	127,963	-1,183	-.9		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	48,907	51,194	2,288	4.7	11,156	12,061	905	8.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	48,907	51,194	2,288	4.7	11,156	12,061	905	8.1
Property Tax Aids	10,823	11,608	786	7.3	4,392	4,636	244	5.6
<b>Total Levy + Aid</b>	<b>59,730</b>	<b>62,803</b>	<b>3,073</b>	<b>5.1</b>	<b>15,548</b>	<b>16,697</b>	<b>1,149</b>	<b>7.4</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	67,043	65,694	-1,348	-2.0	2,041	2,326	285	14.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	67,043	65,694	-1,348	-2.0	2,041	2,326	285	14.0
Property Tax Aids	4,385	3,662	-723	-16.5	820	847	27	3.3
<b>Total Levy + Aid</b>	<b>71,428</b>	<b>69,357</b>	<b>-2,071</b>	<b>-2.9</b>	<b>2,861</b>	<b>3,173</b>	<b>312</b>	<b>10.9</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	115,079	111,932	-3,148	-2.7					
(-) TIF Tax Cap	117	60	-57	-48.8	County	42.45	45.67	.014	.013
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	9.70	10.78	0.000	0.000
(=) Txbl Tax Cap	114,962	111,872	-3,090	-2.7	School Dist	56.50	55.39	.277	.470
					Special Dist	1.78	2.08	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>110.43</b>	<b>113.92</b>	<b>.291</b>	<b>.483</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	43,100	46,300		7.4
Net Tax	488	492	4	.8
Effect Rate	1.13	1.06		
Avg Value	64,700	69,500		7.4
Net Tax	733	739	6	.8
Effect Rate	1.13	1.06		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	86,300	92,700		7.4
Net Tax	1,136	1,138	2	.2
Effect Rate	1.32	1.23		
Ex-Hi Value	129,400	139,000		7.4
Net Tax	2,100	2,045	-55	-2.6
Effect Rate	1.62	1.47		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,293,201	1,391,548	98,347	7.6	18,157	18,549	392	2.2	1.40	1.33
Res Non-Hmstd	120,907	131,297	10,390	8.6	3,536	3,430	-105	-3.0	2.92	2.61
Apartments	49,389	52,145	2,756	5.6	1,846	1,831	-14	-.8	3.74	3.51
Low-income Apts	51,657	54,509	2,852	5.5	1,564	1,562	-2	-.1	3.03	2.87
Seasonl Rec Res	472,733	519,388	46,655	9.9	9,099	9,439	340	3.7	1.92	1.82
Seasonl Rec Comm	49,146	51,186	2,040	4.2	950	955	4	.5	1.93	1.87
Commercial	457,040	527,353	70,313	15.4	22,126	22,177	50	.2	4.84	4.21
Industrial	127,467	126,007	-1,460	-1.1	6,802	6,353	-449	-6.6	5.34	5.04
Public Utility	64,246	62,747	-1,499	-2.3	3,842	3,448	-393	-10.2	5.98	5.50
Ag Hmstd: House	12,153	12,759	605	5.0	169	170	0	.2	1.39	1.33
Ag Hmstd: Land	11,920	12,769	849	7.1	81	82	1	1.4	.68	.64
Ag Non-hmstd	11,574	12,585	1,011	8.7	196	204	8	4.3	1.69	1.62
<b>Total (incl TIF)</b>	<b>2,721,432</b>	<b>2,954,293</b>	<b>232,861</b>	<b>8.6</b>	<b>68,369</b>	<b>68,202</b>	<b>-168</b>	<b>-.2</b>	<b>2.51</b>	<b>2.31</b>

TIF Levy	5,053	4,949	-103	-2.0
Total (excl TIF)	63,316	63,252	-64	-.1

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	22,023	22,590	567	2.6	13,201	14,390	1,189	9.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	22,023	22,590	567	2.6	13,201	14,390	1,189	9.0
Property Tax Aids	3,636	4,159	522	14.4	18,254	18,762	508	2.8
<b>Total Levy + Aid</b>	<b>25,659</b>	<b>26,748</b>	<b>1,089</b>	<b>4.2</b>	<b>31,455</b>	<b>33,152</b>	<b>1,697</b>	<b>5.4</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	27,816	27,810	-6	-.0	276	269	-8	-2.8
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	27,816	27,810	-6	-.0	276	269	-8	-2.8
Property Tax Aids	2,122	1,895	-227	-10.7	56	66	9	16.7
<b>Total Levy + Aid</b>	<b>29,939</b>	<b>29,706</b>	<b>-233</b>	<b>-.8</b>	<b>333</b>	<b>334</b>	<b>2</b>	<b>.5</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	57,770	56,588	-1,181	-2.0					
(-) TIF Tax Cap	4,418	4,037	-381	-8.6	County	41.28	42.99	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	24.61	27.25	.025	.024
(=) Txbl Tax Cap	53,352	52,552	-800	-1.5	School Dist	51.20	50.52	.184	.428
					Special Dist	.52	.51	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.62</b>	<b>121.27</b>	<b>.209</b>	<b>.452</b>

TAX BURDENS ON TYPICAL HOMESTEADS					TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng		Baseln	Altern	Tax Change	Pctg Chng
Lo Value	35,600	37,900		6.5	Hi Value	71,200	75,700		6.3
Net Tax	426	429	3	.7	Net Tax	852	864	12	1.4
Effect Rate	1.20	1.13			Effect Rate	1.20	1.14		
Avg Value	53,400	56,800		6.4	Ex-Hi Value	106,800	113,600		6.4
Net Tax	639	643	4	.6	Net Tax	1,688	1,643	-44	-2.6
Effect Rate	1.20	1.13			Effect Rate	1.58	1.45		



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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,942,226	2,135,479	193,252	10.0	25,542	25,906	364	1.4	1.32	1.21
Res Non-Hmstd	107,339	122,062	14,723	13.7	2,863	2,820	-43	-1.5	2.67	2.31
Apartment	5,998	6,625	627	10.4	188	195	7	3.6	3.14	2.95
Low-income Apts	537	474	-63	-11.7	15	12	-3	-17.1	2.80	2.63
Season Rec Res	1,391,288	1,508,648	117,360	8.4	26,456	24,896	-1,561	-5.9	1.90	1.65
Season Rec Comm	109,844	120,704	10,860	9.9	1,583	1,716	133	8.4	1.44	1.42
Commercial	102,718	118,602	15,884	15.5	4,074	3,959	-115	-2.8	3.97	3.34
Industrial	33,172	33,923	750	2.3	1,850	1,635	-215	-11.6	5.58	4.82
Public Utility	267,161	274,331	7,170	2.7	14,479	13,295	-1,183	-8.2	5.42	4.85
Ag Hmstd: House	423,021	453,247	30,225	7.1	5,665	5,696	31	.6	1.34	1.26
Ag Hmstd: Land	681,606	718,128	36,522	5.4	5,134	5,105	-29	-.6	.75	.71
Ag Non-hmstd	258,415	271,262	12,847	5.0	4,856	4,922	66	1.4	1.88	1.81
<b>Total (incl TIF)</b>	<b>5,323,326</b>	<b>5,763,484</b>	<b>440,158</b>	<b>8.3</b>	<b>92,705</b>	<b>90,158</b>	<b>-2,547</b>	<b>-2.7</b>	<b>1.74</b>	<b>1.56</b>

TIF Levy					109	63	-46	-41.8		
Total (excl TIF)					92,596	90,095	-2,502	-2.7		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	38,111	39,358	1,247	3.3	8,666	9,258	592	6.8
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	38,111	39,358	1,247	3.3	8,666	9,258	592	6.8
Property Tax Aids	5,681	6,684	1,003	17.7	2,897	3,187	290	10.0
<b>Total Levy + Aid</b>	<b>43,792</b>	<b>46,042</b>	<b>2,250</b>	<b>5.1</b>	<b>11,563</b>	<b>12,445</b>	<b>882</b>	<b>7.6</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	45,369	44,426	-943	-2.1	457	463	6	1.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	45,369	44,426	-943	-2.1	457	463	6	1.4
Property Tax Aids	3,044	2,789	-255	-8.4	79	91	12	15.3
<b>Total Levy + Aid</b>	<b>48,412</b>	<b>47,215</b>	<b>-1,198</b>	<b>-2.5</b>	<b>535</b>	<b>554</b>	<b>18</b>	<b>3.4</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	83,043	81,446	-1,596	-1.9					
(-) TIF Tax Cap	102	61	-41	-40.3	County	45.95	48.36	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	10.45	11.38	0.000	0.000
(=) Txbl Tax Cap	82,941	81,386	-1,555	-1.9	School Dist	53.43	52.36	.211	.337
					Special Dist	.55	.57	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>110.38</b>	<b>112.66</b>	<b>.211</b>	<b>.337</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	44,000	47,100		7.0
Net Tax	495	487	-8	-1.5
Effect Rate	1.12	1.03		
Avg Value	66,000	70,700		7.1
Net Tax	742	732	-11	-1.5
Effect Rate	1.12	1.03		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	88,000	94,300		7.2
Net Tax	1,167	1,140	-27	-2.3
Effect Rate	1.33	1.21		
Ex-Hi Value	132,000	141,400		7.1
Net Tax	2,147	2,052	-96	-4.5
Effect Rate	1.63	1.45		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,174,006	1,255,476	81,470	6.9	12,437	13,390	953	7.7	1.06	1.07
Res Non-Hmstd	79,556	86,380	6,824	8.6	2,628	2,577	-51	-1.9	3.30	2.98
Apartments	32,665	33,170	506	1.5	1,423	1,355	-67	-4.7	4.36	4.09
Low-income Apts	42,390	42,722	332	.8	1,335	1,287	-48	-3.6	3.15	3.01
Seasnl Rec Res	55,265	64,800	9,535	17.3	1,212	1,336	124	10.2	2.19	2.06
Seasnl Rec Comm	6,021	6,441	420	7.0	161	166	5	3.1	2.67	2.57
Commercial	241,185	267,627	26,442	11.0	12,934	12,937	3	.0	5.36	4.83
Industrial	93,000	102,759	9,759	10.5	5,659	5,611	-48	-.8	6.09	5.46
Public Utility	316,238	309,608	-6,630	-2.1	17,984	15,900	-2,084	-11.6	5.69	5.14
Ag Hmstd: House	2,537	2,731	194	7.7	25	27	2	9.1	.99	1.00
Ag Hmstd: Land	1,747	1,844	97	5.6	8	8	1	6.8	.44	.44
Ag Non-hmstd	18,085	17,811	-274	-1.5	375	376	2	.4	2.07	2.11
<b>Total (incl TIF)</b>	<b>2,062,694</b>	<b>2,191,371</b>	<b>128,677</b>	<b>6.2</b>	<b>56,180</b>	<b>54,971</b>	<b>-1,210</b>	<b>-2.2</b>	<b>2.72</b>	<b>2.51</b>

TIF Levy	2,706	2,936	230	8.5
Total (excl TIF)	53,474	52,035	-1,439	-2.7

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	20,460	20,736	276	1.3	17,831	18,958	1,127	6.3
Fisc Disp Distrib	0	157	157	0.0	0	186	186	0.0
Total Levy	20,460	20,893	433	2.1	17,831	19,143	1,312	7.4
Property Tax Aids	9,857	9,993	136	1.4	35,377	36,011	634	1.8
<b>Total Levy + Aid</b>	<b>30,317</b>	<b>30,886</b>	<b>569</b>	<b>1.9</b>	<b>53,208</b>	<b>55,154</b>	<b>1,946</b>	<b>3.7</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	20,385	18,713	-1,672	-8.2	399	358	-41	-10.2
Fisc Disp Distrib	0	132	132	0.0	0	4	4	0.0
Total Levy	20,385	18,845	-1,540	-7.6	399	362	-37	-9.3
Property Tax Aids	12,104	11,641	-463	-3.8	63	71	8	11.9
<b>Total Levy + Aid</b>	<b>32,489</b>	<b>30,486</b>	<b>-2,003</b>	<b>-6.2</b>	<b>462</b>	<b>433</b>	<b>-29</b>	<b>-6.4</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	45,540	42,889	-2,650	-5.8					
(-) TIF Tax Cap	2,004	2,054	50	2.5	County	47.00	51.19	0.000	0.000
(-) FD Contr Tax Cap	0	331	331	0.0	City/Town	40.93	46.78	.006	.005
(=) Txbl Tax Cap	43,535	40,504	-3,031	-7.0	School Dist	45.14	43.62	.356	.479
					Special Dist	.92	.88	0.000	0.000
FD Distr Tax Cap	0	312	312	0.0	Total	133.98	142.47	.361	.484

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	28,300	30,100		6.4
Net Tax	269	283	14	5.3
Effect Rate	.95	.94		
Avg Value	42,500	45,200		6.4
Net Tax	404	425	21	5.3
Effect Rate	.95	.94		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	56,700	60,300		6.3
Net Tax	538	567	29	5.3
Effect Rate	.95	.94		
Ex-Hi Value	85,000	90,400		6.4
Net Tax	1,036	1,070	35	3.4
Effect Rate	1.22	1.18		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,592,045	1,758,625	166,580	10.5	16,166	16,882	715	4.4	1.02	.96
Res Non-Hmstd	51,833	58,603	6,770	13.1	1,393	1,371	-22	-1.6	2.69	2.34
Apartments	2,430	2,493	64	2.6	80	72	-9	-10.6	3.31	2.88
Low-income Apts	221	188	-34	-15.2	6	6	-1	-12.9	2.88	2.95
Seasnl Rec Res	1,195,847	1,306,420	110,573	9.2	25,049	24,024	-1,026	-4.1	2.09	1.84
Seasnl Rec Comm	67,268	68,482	1,214	1.8	1,194	1,166	-29	-2.4	1.78	1.70
Commercial	38,943	42,876	3,933	10.1	1,598	1,489	-109	-6.8	4.10	3.47
Industrial	65,684	70,910	5,225	8.0	3,671	3,412	-259	-7.1	5.59	4.81
Public Utility	229,493	227,606	-1,887	-.8	12,435	11,090	-1,344	-10.8	5.42	4.87
Ag Hmstd: House	81,263	90,371	9,108	11.2	628	638	9	1.5	.77	.71
Ag Hmstd: Land	86,678	94,738	8,060	9.3	317	339	22	6.9	.37	.36
Ag Non-hmstd	171,933	183,430	11,497	6.7	3,156	3,205	49	1.5	1.84	1.75
<b>Total (incl TIF)</b>	<b>3,583,638</b>	<b>3,904,742</b>	<b>321,104</b>	<b>9.0</b>	<b>65,695</b>	<b>63,692</b>	<b>-2,003</b>	<b>-3.0</b>	<b>1.83</b>	<b>1.63</b>

TIF Levy	1,066	1,018	-48	-4.5
Total (excl TIF)	64,629	62,675	-1,954	-3.0

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	32,757	33,747	990	3.0	7,866	8,197	330	4.2
Fisc Disp Distrib	0	62	62	0.0	0	30	30	0.0
Total Levy	32,757	33,809	1,052	3.2	7,866	8,226	360	4.6
Property Tax Aids	10,374	11,309	935	9.0	4,488	4,736	249	5.5
<b>Total Levy + Aid</b>	<b>43,132</b>	<b>45,119</b>	<b>1,987</b>	<b>4.6</b>	<b>12,354</b>	<b>12,963</b>	<b>608</b>	<b>4.9</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	29,279	28,029	-1,250	-4.3	1,254	1,195	-59	-4.7
Fisc Disp Distrib	0	60	60	0.0	0	2	2	0.0
Total Levy	29,279	28,089	-1,190	-4.1	1,254	1,196	-58	-4.6
Property Tax Aids	10,637	10,499	-137	-1.3	88	103	15	16.7
<b>Total Levy + Aid</b>	<b>39,916</b>	<b>38,588</b>	<b>-1,328</b>	<b>-3.3</b>	<b>1,342</b>	<b>1,299</b>	<b>-43</b>	<b>-3.2</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	62,246	60,581	-1,665	-2.7					
(-) TIF Tax Cap	911	871	-40	-4.4	County	53.41	56.62	0.000	0.000
(-) FD Contr Tax Cap	0	110	110	0.0	City/Town	12.83	13.75	0.000	0.000
(=) Txbl Tax Cap	61,334	59,601	-1,734	-2.8	School Dist	46.87	44.78	.150	.348
					Special Dist	2.04	2.00	0.000	0.000
FD Distr Tax Cap	0	129	129	0.0	Total	115.15	117.16	.150	.348

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	42,300	45,700		8.0
Net Tax	357	351	-6	-1.7
Effect Rate	.84	.77		
Avg Value	63,500	68,500		7.9
Net Tax	536	526	-10	-1.9
Effect Rate	.84	.77		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	84,700	91,300		7.8
Net Tax	826	811	-15	-1.8
Effect Rate	.98	.89		
Ex-Hi Value	127,000	137,000		7.9
Net Tax	1,807	1,730	-76	-4.2
Effect Rate	1.42	1.26		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,158,550	2,254,504	95,954	4.4	35,513	34,084	-1,429	-4.0	1.65	1.51
Res Non-Hmstd	164,067	173,961	9,894	6.0	5,086	4,800	-286	-5.6	3.10	2.76
Apartments	101,726	98,119	-3,608	-3.5	4,523	3,856	-667	-14.8	4.45	3.93
Low-income Apts	43,361	45,254	1,893	4.4	1,364	1,273	-91	-6.7	3.15	2.81
Seasnl Rec Res	54,147	63,844	9,698	17.9	1,491	1,659	168	11.3	2.75	2.60
Seasnl Rec Comm	1,135	1,281	146	12.9	21	25	5	23.2	1.81	1.98
Commercial	351,280	381,097	29,817	8.5	19,511	18,476	-1,035	-5.3	5.55	4.85
Industrial	106,831	109,833	3,002	2.8	6,394	5,793	-602	-9.4	5.99	5.27
Public Utility	124,009	117,928	-6,081	-4.9	7,644	6,566	-1,079	-14.1	6.16	5.57
Ag Hmstd: House	8,073	8,647	574	7.1	127	127	0	-.2	1.57	1.46
Ag Hmstd: Land	5,083	5,645	562	11.1	35	37	2	5.5	.69	.66
Ag Non-hmstd	8,946	9,168	222	2.5	188	185	-3	-1.6	2.10	2.02
<b>Total (incl TIF)</b>	<b>3,127,209</b>	<b>3,269,281</b>	<b>142,072</b>	<b>4.5</b>	<b>81,897</b>	<b>76,880</b>	<b>-5,017</b>	<b>-6.1</b>	<b>2.62</b>	<b>2.35</b>

TIF Levy					9,987	9,750	-237	-2.4		
Total (excl TIF)					71,910	67,130	-4,780	-6.6		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	30,247	31,212	965	3.2	10,517	10,547	30	.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	30,247	31,212	965	3.2	10,517	10,547	30	.3
Property Tax Aids	16,414	16,449	35	.2	26,227	26,852	625	2.4
<b>Total Levy + Aid</b>	<b>46,661</b>	<b>47,661</b>	<b>999</b>	<b>2.1</b>	<b>36,744</b>	<b>37,399</b>	<b>655</b>	<b>1.8</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	29,880	27,829	-2,051	-6.9	1,266	640	-626	-49.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	29,880	27,829	-2,051	-6.9	1,266	640	-626	-49.4
Property Tax Aids	5,878	5,122	-756	-12.9	78	89	11	14.2
<b>Total Levy + Aid</b>	<b>35,758</b>	<b>32,951</b>	<b>-2,807</b>	<b>-7.9</b>	<b>1,344</b>	<b>729</b>	<b>-615</b>	<b>-45.8</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	60,416	57,308	-3,108	-5.1					
(-) TIF Tax Cap	7,591	7,231	-360	-4.7	County	57.26	62.33	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	19.91	21.06	0.000	0.000
(=) Txbl Tax Cap	52,825	50,077	-2,748	-5.2	School Dist	53.08	51.51	.590	.624
					Special Dist	2.40	1.28	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	132.64	136.17	.590	.624

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	47,400	49,300		4.0
Net Tax	657	639	-17	-2.6
Effect Rate	1.39	1.30		
Avg Value	71,100	74,000		4.1
Net Tax	985	960	-25	-2.6
Effect Rate	1.39	1.30		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	94,800	98,700		4.1
Net Tax	1,616	1,529	-87	-5.4
Effect Rate	1.70	1.55		
Ex-Hi Value	142,200	148,000		4.1
Net Tax	2,901	2,728	-174	-6.0
Effect Rate	2.04	1.84		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,091,071	1,183,093	92,022	8.4	18,033	19,199	1,166	6.5	1.65	1.62
Res Non-Hmstd	73,105	82,395	9,290	12.7	2,479	2,536	56	2.3	3.39	3.08
Apartment	46,862	46,414	-448	-1.0	1,974	1,921	-53	-2.7	4.21	4.14
Low-income Apts	46,795	47,167	371	.8	1,584	1,545	-39	-2.5	3.38	3.28
Seasnl Rec Res	24,154	23,886	-268	-1.1	715	607	-108	-15.1	2.96	2.54
Seasnl Rec Comm	2,431	3,003	573	23.6	84	84	0	.0	3.46	2.80
Commercial	249,141	261,020	11,879	4.8	14,186	13,356	-830	-5.9	5.69	5.12
Industrial	110,876	119,632	8,756	7.9	7,132	7,122	-10	-.1	6.43	5.95
Public Utility	59,801	60,913	1,112	1.9	4,001	3,754	-246	-6.2	6.69	6.16
Ag Hmstd: House	30,422	33,303	2,881	9.5	487	504	16	3.4	1.60	1.51
Ag Hmstd: Land	22,941	24,886	1,946	8.5	172	178	6	3.2	.75	.71
Ag Non-hmstd	11,868	13,891	2,024	17.1	254	290	36	14.1	2.14	2.09
<b>Total (incl TIF)</b>	<b>1,769,466</b>	<b>1,899,603</b>	<b>130,137</b>	<b>7.4</b>	<b>51,102</b>	<b>51,095</b>	<b>-7</b>	<b>-.0</b>	<b>2.89</b>	<b>2.69</b>

TIF Levy					3,598	3,880	281	7.8		
Total (excl TIF)					47,503	47,215	-288	-.6		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	18,411	18,582	171	.9	10,978	11,547	569	5.2
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	18,411	18,582	171	.9	10,978	11,547	569	5.2
Property Tax Aids	4,625	4,710	86	1.8	10,053	10,683	630	6.3
<b>Total Levy + Aid</b>	<b>23,036</b>	<b>23,292</b>	<b>257</b>	<b>1.1</b>	<b>21,032</b>	<b>22,230</b>	<b>1,199</b>	<b>5.7</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	17,775	18,498	723	4.1	339	218	-121	-35.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	17,775	18,498	723	4.1	339	218	-121	-35.7
Property Tax Aids	1,976	1,691	-285	-14.4	24	26	2	6.5
<b>Total Levy + Aid</b>	<b>19,751</b>	<b>20,189</b>	<b>438</b>	<b>2.2</b>	<b>364</b>	<b>244</b>	<b>-119</b>	<b>-32.8</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	34,887	33,524	-1,363	-3.9					
(-) TIF Tax Cap	2,374	2,366	-8	-.4	County	56.63	59.64	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	33.77	37.06	0.000	0.000
(=) Txbl Tax Cap	32,513	31,158	-1,355	-4.2	School Dist	52.94	57.05	.320	.383
					Special Dist	1.04	.70	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>144.38</b>	<b>154.45</b>	<b>.320</b>	<b>.383</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	42,900	45,500		6.1
Net Tax	633	664	31	4.9
Effect Rate	1.48	1.46		
Avg Value	64,300	68,200		6.1
Net Tax	949	995	46	4.9
Effect Rate	1.48	1.46		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	85,700	90,900		6.1
Net Tax	1,463	1,518	56	3.8
Effect Rate	1.71	1.67		
Ex-Hi Value	128,600	136,400		6.1
Net Tax	2,715	2,740	25	.9
Effect Rate	2.11	2.01		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,586,637	1,774,959	188,322	11.9	24,818	26,486	1,668	6.7	1.56	1.49
Res Non-Hmstd	100,357	111,591	11,235	11.2	2,969	2,982	12	.4	2.96	2.67
Apartments	3,456	3,683	227	6.6	101	109	8	7.8	2.93	2.96
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec Res	443,130	472,792	29,662	6.7	10,462	9,377	-1,086	-10.4	2.36	1.98
Seasnl Rec Comm	14,641	12,232	-2,410	-16.5	379	260	-119	-31.5	2.59	2.12
Commercial	42,090	48,194	6,104	14.5	1,941	1,935	-6	-.3	4.61	4.01
Industrial	10,277	12,091	1,814	17.7	604	629	25	4.2	5.88	5.20
Public Utility	130,678	137,445	6,767	5.2	8,162	7,722	-440	-5.4	6.25	5.62
Ag Hmstd: House	515,150	562,192	47,041	9.1	7,519	7,907	388	5.2	1.46	1.41
Ag Hmstd: Land	451,988	486,995	35,007	7.7	3,141	3,255	114	3.6	.69	.67
Ag Non-hmstd	148,746	161,104	12,358	8.3	2,997	3,165	168	5.6	2.01	1.96
<b>Total (incl TIF)</b>	<b>3,447,150</b>	<b>3,783,277</b>	<b>336,128</b>	<b>9.8</b>	<b>63,093</b>	<b>63,825</b>	<b>732</b>	<b>1.2</b>	<b>1.83</b>	<b>1.69</b>

TIF Levy					235	271	36	15.3		
Total (excl TIF)					62,859	63,554	696	1.1		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	27,800	29,310	1,510	5.4	6,536	7,051	515	7.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	27,800	29,310	1,510	5.4	6,536	7,051	515	7.9
Property Tax Aids	6,143	6,915	772	12.6	2,479	2,618	139	5.6
<b>Total Levy + Aid</b>	<b>33,943</b>	<b>36,226</b>	<b>2,282</b>	<b>6.7</b>	<b>9,015</b>	<b>9,669</b>	<b>654</b>	<b>7.3</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	28,114	30,102	1,987	7.1	408	310	-97	-23.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	28,114	30,102	1,987	7.1	408	310	-97	-23.9
Property Tax Aids	2,827	2,590	-237	-8.4	34	39	4	12.3
<b>Total Levy + Aid</b>	<b>30,942</b>	<b>32,691</b>	<b>1,750</b>	<b>5.7</b>	<b>442</b>	<b>349</b>	<b>-93</b>	<b>-21.0</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	47,787	48,427	640	1.3					
(-) TIF Tax Cap	159	188	29	18.4	County	58.37	60.76	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	13.72	14.62	0.000	0.000
(=) Txbl Tax Cap	47,628	48,238	610	1.3	School Dist	57.34	59.88	.250	.346
					Special Dist	.86	.64	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	130.29	135.90	.250	.346

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	48,100	51,800		7.7
Net Tax	639	657	19	2.9
Effect Rate	1.33	1.27		
Avg Value	72,200	77,700		7.6
Net Tax	961	1,015	53	5.5
Effect Rate	1.33	1.31		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	96,300	103,600		7.6
Net Tax	1,595	1,615	20	1.2
Effect Rate	1.66	1.56		
Ex-Hi Value	144,400	155,400		7.6
Net Tax	2,861	2,869	9	.3
Effect Rate	1.98	1.85		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,354,285	3,732,274	377,989	11.3	49,219	52,105	2,886	5.9	1.47	1.40
Res Non-Hmstd	203,597	217,286	13,689	6.7	5,549	5,518	-31	-0.6	2.73	2.54
Apartments	322,488	335,644	13,156	4.1	12,653	12,077	-576	-4.5	3.92	3.60
Low-income Apts	89,526	104,320	14,794	16.5	2,490	2,744	254	10.2	2.78	2.63
Seasnl Rec Res	18,536	19,494	959	5.2	419	407	-12	-2.9	2.26	2.09
Seasnl Rec Comm	2,727	2,499	-228	-8.4	73	62	-11	-14.5	2.66	2.48
Commercial	846,743	901,840	55,097	6.5	41,236	39,322	-1,914	-4.6	4.87	4.36
Industrial	297,706	315,285	17,579	5.9	15,178	14,735	-443	-2.9	5.10	4.67
Public Utility	1,011,352	992,305	-19,047	-1.9	42,010	40,116	-1,893	-4.5	4.15	4.04
Ag Hmstd: House	65,466	69,184	3,718	5.7	999	979	-20	-2.0	1.53	1.41
Ag Hmstd: Land	45,751	49,065	3,314	7.2	328	338	9	2.9	.72	.69
Ag Non-hmstd	23,755	27,710	3,955	16.7	425	490	65	15.2	1.79	1.77
<b>Total (incl TIF)</b>	<b>6,281,931</b>	<b>6,766,906</b>	<b>484,975</b>	<b>7.7</b>	<b>170,577</b>	<b>168,892</b>	<b>-1,685</b>	<b>-1.0</b>	<b>2.72</b>	<b>2.50</b>

TIF Levy					13,298	12,973	-324	-2.4		
Total (excl TIF)					157,279	155,919	-1,361	-0.9		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	44,016	45,262	1,246	2.8	34,736	38,094	3,358	9.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	44,016	45,262	1,246	2.8	34,736	38,094	3,358	9.7
Property Tax Aids	7,433	7,624	191	2.6	23,385	24,135	751	3.2
<b>Total Levy + Aid</b>	<b>51,448</b>	<b>52,886</b>	<b>1,437</b>	<b>2.8</b>	<b>58,121</b>	<b>62,229</b>	<b>4,108</b>	<b>7.1</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	76,751	75,750	-1,001	-1.3	1,776	1,912	136	7.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	76,751	75,750	-1,001	-1.3	1,776	1,912	136	7.6
Property Tax Aids	4,079	3,040	-1,039	-25.5	386	379	-7	-1.9
<b>Total Levy + Aid</b>	<b>80,831</b>	<b>78,790</b>	<b>-2,041</b>	<b>-2.5</b>	<b>2,162</b>	<b>2,290</b>	<b>128</b>	<b>5.9</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	154,391	145,136	-9,255	-6.0					
(-) TIF Tax Cap	11,678	10,538	-1,140	-9.8	County	30.84	33.63	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	24.34	28.30	0.000	0.000
(=) Txbl Tax Cap	142,714	134,599	-8,115	-5.7	School Dist	51.91	53.59	.427	.536
					Special Dist	1.24	1.42	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	108.33	116.94	.427	.536

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	53,500	56,800		6.2
Net Tax	602	629	27	4.4
Effect Rate	1.13	1.11		
Avg Value	80,200	85,200		6.2
Net Tax	992	1,035	43	4.3
Effect Rate	1.24	1.21		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	106,900	113,600		6.3
Net Tax	1,582	1,604	22	1.4
Effect Rate	1.48	1.41		
Ex-Hi Value	160,400	170,400		6.2
Net Tax	2,764	2,807	44	1.6
Effect Rate	1.72	1.65		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,186,864	2,441,451	254,587	11.6	29,543	30,519	976	3.3	1.35	1.25
Res Non-Hmstd	109,596	120,630	11,034	10.1	2,606	2,579	-27	-1.0	2.38	2.14
Apartment	8,104	8,746	642	7.9	210	227	17	8.0	2.59	2.59
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Season Rec Res	300,844	324,596	23,752	7.9	5,918	5,615	-304	-5.1	1.97	1.73
Season Rec Comm	8,453	9,220	767	9.1	177	185	8	4.6	2.09	2.00
Commercial	99,258	113,657	14,398	14.5	3,834	3,891	58	1.5	3.86	3.42
Industrial	18,672	21,018	2,346	12.6	865	878	13	1.6	4.63	4.18
Public Utility	132,745	134,862	2,116	1.6	6,330	5,932	-398	-6.3	4.77	4.40
Ag Hmstd: House	610,928	665,488	54,560	8.9	7,474	7,709	235	3.1	1.22	1.16
Ag Hmstd: Land	812,420	890,023	77,603	9.6	5,640	6,057	417	7.4	.69	.68
Ag Non-hmstd	175,258	189,718	14,460	8.3	2,849	3,043	193	6.8	1.63	1.60
<b>Total (incl TIF)</b>	<b>4,463,144</b>	<b>4,919,409</b>	<b>456,265</b>	<b>10.2</b>	<b>65,445</b>	<b>66,634</b>	<b>1,189</b>	<b>1.8</b>	<b>1.47</b>	<b>1.35</b>

TIF Levy					60	152	92	151.9		
Total (excl TIF)					65,385	66,482	1,097	1.7		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	19,999	22,145	2,146	10.7	8,617	9,249	631	7.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	19,999	22,145	2,146	10.7	8,617	9,249	631	7.3
Property Tax Aids	3,376	3,710	334	9.9	3,507	3,620	112	3.2
<b>Total Levy + Aid</b>	<b>23,374</b>	<b>25,855</b>	<b>2,480</b>	<b>10.6</b>	<b>12,125</b>	<b>12,868</b>	<b>744</b>	<b>6.1</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	36,457	38,957	2,500	6.9	312	351	39	12.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	36,457	38,957	2,500	6.9	312	351	39	12.6
Property Tax Aids	2,881	2,492	-389	-13.5	167	179	11	6.9
<b>Total Levy + Aid</b>	<b>39,339</b>	<b>41,449</b>	<b>2,111</b>	<b>5.4</b>	<b>479</b>	<b>530</b>	<b>51</b>	<b>10.6</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	61,856	63,628	1,773	2.9					
(-) TIF Tax Cap	66	141	75	114.0	County	32.37	34.88	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	13.95	14.57	0.000	0.000
(=) Txbl Tax Cap	61,790	63,487	1,697	2.7	School Dist	56.41	57.70	.388	.515
					Special Dist	.50	.55	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>103.23</b>	<b>107.70</b>	<b>.388</b>	<b>.515</b>

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	61,800	66,600		7.8
Net Tax	662	671	9	1.3
Effect Rate	1.07	1.01		
Avg Value	92,700	99,900		7.8
Net Tax	1,207	1,208	2	.1
Effect Rate	1.30	1.21		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	123,600	133,200		7.8
Net Tax	1,857	1,814	-43	-2.3
Effect Rate	1.50	1.36		
Ex-Hi Value	185,400	199,800		7.8
Net Tax	3,156	3,172	16	.5
Effect Rate	1.70	1.59		



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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,669,254	2,849,812	180,558	6.8	40,381	40,837	455	1.1	1.51	1.43
Res Non-Hmstd	163,804	178,306	14,502	8.9	5,119	4,905	-214	-4.2	3.13	2.75
Apartments	112,493	117,634	5,141	4.6	4,516	4,366	-150	-3.3	4.01	3.71
Low-income Apts	88,892	91,047	2,155	2.4	2,731	2,615	-116	-4.3	3.07	2.87
Seasnl Rec Res	8,538	8,198	-340	-4.0	251	225	-26	-10.3	2.94	2.75
Seasnl Rec Comm	543	491	-52	-9.6	16	14	-2	-11.1	2.90	2.85
Commercial	524,447	541,727	17,280	3.3	26,501	23,935	-2,566	-9.7	5.05	4.42
Industrial	243,994	257,451	13,457	5.5	14,122	13,193	-929	-6.6	5.79	5.12
Public Utility	61,118	60,240	-878	-1.4	3,915	3,525	-390	-10.0	6.41	5.85
Ag Hmstd: House	12,445	13,444	999	8.0	193	201	8	4.3	1.55	1.49
Ag Hmstd: Land	22,669	23,753	1,084	4.8	261	266	6	2.2	1.15	1.12
Ag Non-hmstd	28,665	31,432	2,768	9.7	618	680	62	10.0	2.16	2.16
<b>Total (incl TIF)</b>	<b>3,936,864</b>	<b>4,173,536</b>	<b>236,672</b>	<b>6.0</b>	<b>98,624</b>	<b>94,761</b>	<b>-3,863</b>	<b>-3.9</b>	<b>2.51</b>	<b>2.27</b>

TIF Levy	7,170	6,944	-226	-3.2
Total (excl TIF)	91,454	87,817	-3,637	-4.0

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	26,965	28,327	1,363	5.1	25,679	27,097	1,418	5.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	26,965	28,327	1,363	5.1	25,679	27,097	1,418	5.5
Property Tax Aids	8,101	8,075	-26	-0.3	42,164	43,160	996	2.4
<b>Total Levy + Aid</b>	<b>35,066</b>	<b>36,402</b>	<b>1,337</b>	<b>3.8</b>	<b>67,843</b>	<b>70,257</b>	<b>2,414</b>	<b>3.6</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	38,403	35,710	-2,693	-7.0	408	455	47	11.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	38,403	35,710	-2,693	-7.0	408	455	47	11.6
Property Tax Aids	3,869	3,166	-703	-18.2	102	101	-1	-0.3
<b>Total Levy + Aid</b>	<b>42,271</b>	<b>38,876</b>	<b>-3,396</b>	<b>-8.0</b>	<b>510</b>	<b>557</b>	<b>47</b>	<b>9.2</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	72,876	69,711	-3,164	-4.3					
(-) TIF Tax Cap	5,572	5,165	-406	-7.3	County	40.02	43.84	.007	.007
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	38.13	41.96	.003	.003
(=) Txbl Tax Cap	67,304	64,546	-2,758	-4.1	School Dist	55.95	53.06	.190	.352
					Special Dist	.61	.71	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	134.71	139.57	.200	.362

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	33,000	35,000		6.1
Net Tax	451	458	7	1.5
Effect Rate	1.37	1.31		
Avg Value	49,500	52,500		6.1
Net Tax	677	687	10	1.5
Effect Rate	1.37	1.31		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	66,000	70,000		6.1
Net Tax	902	915	13	1.5
Effect Rate	1.37	1.31		
Ex-Hi Value	99,000	105,000		6.1
Net Tax	1,717	1,697	-20	-1.1
Effect Rate	1.73	1.62		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	910,580	1,005,750	95,170	10.5	12,840	12,872	32	.2	1.41	1.28
Res Non-Hmstd	109,478	114,567	5,088	4.6	2,833	2,565	-268	-9.5	2.59	2.24
Apartments	1,950	2,820	870	44.6	73	95	22	30.6	3.72	3.36
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec Res	195,253	206,101	10,848	5.6	4,384	3,933	-451	-10.3	2.25	1.91
Seasnl Rec Comm	3,842	4,305	463	12.0	59	66	7	11.6	1.54	1.53
Commercial	67,122	69,238	2,116	3.2	2,701	2,377	-324	-12.0	4.02	3.43
Industrial	74,129	90,015	15,885	21.4	3,496	3,779	282	8.1	4.72	4.20
Public Utility	167,279	170,203	2,924	1.7	8,197	7,505	-692	-8.4	4.90	4.41
Ag Hmstd: House	656,916	720,643	63,727	9.7	7,651	7,821	170	2.2	1.16	1.09
Ag Hmstd: Land	4,429,464	4,626,884	197,420	4.5	42,088	42,014	-74	-.2	.95	.91
Ag Non-hmstd	2,674,194	2,784,689	110,495	4.1	43,756	44,058	301	.7	1.64	1.58
<b>Total (incl TIF)</b>	<b>9,290,206</b>	<b>9,795,214</b>	<b>505,007</b>	<b>5.4</b>	<b>128,078</b>	<b>127,085</b>	<b>-993</b>	<b>-.8</b>	<b>1.38</b>	<b>1.30</b>

TIF Levy	644	810	166	25.7
Total (excl TIF)	127,434	126,275	-1,159	-.9

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	49,719	52,498	2,780	5.6	10,102	11,430	1,329	13.2
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	49,719	52,498	2,780	5.6	10,102	11,430	1,329	13.2
Property Tax Aids	12,570	12,816	246	2.0	4,221	4,262	41	1.0
<b>Total Levy + Aid</b>	<b>62,288</b>	<b>65,314</b>	<b>3,026</b>	<b>4.9</b>	<b>14,323</b>	<b>15,693</b>	<b>1,370</b>	<b>9.6</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	66,931	63,804	-3,127	-4.7	683	782	99	14.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	66,931	63,804	-3,127	-4.7	683	782	99	14.5
Property Tax Aids	3,721	2,806	-915	-24.6	190	192	2	1.0
<b>Total Levy + Aid</b>	<b>70,652</b>	<b>66,610</b>	<b>-4,042</b>	<b>-5.7</b>	<b>873</b>	<b>974</b>	<b>101</b>	<b>11.6</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	115,780	113,056	-2,724	-2.4					
(-) TIF Tax Cap	610	736	127	20.8	County	43.13	46.69	.006	.006
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	8.77	10.18	0.000	0.000
(=) Txbl Tax Cap	115,170	112,320	-2,850	-2.5	School Dist	56.58	53.77	.213	.400
					Special Dist	.59	.70	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>109.07</b>	<b>111.34</b>	<b>.219</b>	<b>.406</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	41,100	44,100		7.3
Net Tax	457	455	-3	-.6
Effect Rate	1.11	1.03		
Avg Value	61,600	66,100		7.3
Net Tax	685	682	-4	-.5
Effect Rate	1.11	1.03		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	82,100	88,100		7.3
Net Tax	1,024	1,019	-5	-.5
Effect Rate	1.25	1.16		
Ex-Hi Value	123,200	132,200		7.3
Net Tax	1,929	1,845	-84	-4.4
Effect Rate	1.57	1.40		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,451,055	2,630,614	179,559	7.3	36,532	37,353	821	2.2	1.49	1.42
Res Non-Hmstd	152,564	159,976	7,412	4.9	4,537	4,313	-224	-4.9	2.97	2.70
Apartments	124,406	140,682	16,276	13.1	5,012	5,125	113	2.2	4.03	3.64
Low-income Apts	60,605	64,292	3,686	6.1	1,791	1,794	3	.2	2.96	2.79
Seasnl Rec Res	6,931	7,099	169	2.4	194	167	-27	-14.0	2.80	2.35
Seasnl Rec Comm	500	598	98	19.6	14	16	2	15.7	2.78	2.69
Commercial	497,286	532,648	35,362	7.1	24,452	23,374	-1,079	-4.4	4.92	4.39
Industrial	209,360	219,652	10,291	4.9	11,858	11,136	-723	-6.1	5.66	5.07
Public Utility	74,864	75,575	711	1.0	4,339	3,984	-354	-8.2	5.80	5.27
Ag Hmstd: House	5,774	6,799	1,025	17.8	84	102	18	21.0	1.46	1.50
Ag Hmstd: Land	13,487	14,466	979	7.3	146	159	12	8.3	1.09	1.10
Ag Non-hmstd	16,566	17,536	970	5.9	331	346	16	4.8	2.00	1.97
<b>Total (incl TIF)</b>	<b>3,613,397</b>	<b>3,869,936</b>	<b>256,540</b>	<b>7.1</b>	<b>89,290</b>	<b>87,868</b>	<b>-1,422</b>	<b>-1.6</b>	<b>2.47</b>	<b>2.27</b>

TIF Levy	5,800	5,511	-289	-5.0
Total (excl TIF)	83,491	82,358	-1,133	-1.4

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	25,370	26,279	910	3.6	21,549	23,353	1,805	8.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	25,370	26,279	910	3.6	21,549	23,353	1,805	8.4
Property Tax Aids	6,518	6,518	0	.0	34,339	35,070	731	2.1
<b>Total Levy + Aid</b>	<b>31,888</b>	<b>32,797</b>	<b>910</b>	<b>2.9</b>	<b>55,887</b>	<b>58,423</b>	<b>2,536</b>	<b>4.5</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	36,388	36,188	-200	-.5	185	194	9	4.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	36,388	36,188	-200	-.5	185	194	9	4.9
Property Tax Aids	2,575	1,937	-639	-24.8	73	73	-0	-.3
<b>Total Levy + Aid</b>	<b>38,963</b>	<b>38,125</b>	<b>-838</b>	<b>-2.2</b>	<b>258</b>	<b>267</b>	<b>9</b>	<b>3.4</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	69,737	67,575	-2,162	-3.1					
(-) TIF Tax Cap	4,610	4,185	-426	-9.2	County	38.95	41.46	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	33.09	36.84	0.000	0.000
(=) Txbl Tax Cap	65,127	63,391	-1,736	-2.7	School Dist	53.98	54.01	.342	.506
					Special Dist	.28	.31	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.31</b>	<b>132.61</b>	<b>.342</b>	<b>.506</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	39,400	41,800		6.1
Net Tax	511	521	10	2.0
Effect Rate	1.30	1.25		
Avg Value	59,100	62,700		6.1
Net Tax	767	782	15	2.0
Effect Rate	1.30	1.25		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	78,800	83,600		6.1
Net Tax	1,108	1,130	22	2.0
Effect Rate	1.41	1.35		
Ex-Hi Value	118,200	125,400		6.1
Net Tax	2,117	2,076	-41	-1.9
Effect Rate	1.79	1.66		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	775,134	871,380	96,246	12.4	10,614	10,961	347	3.3	1.37	1.26
Res Non-Hmstd	79,635	83,882	4,247	5.3	1,955	1,814	-141	-7.2	2.46	2.16
Apartments	2,352	2,501	149	6.3	77	74	-3	-3.9	3.26	2.95
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonl Rec Res	48,379	53,192	4,813	9.9	930	859	-71	-7.6	1.92	1.62
Seasonl Rec Comm	3,052	3,204	151	5.0	70	67	-3	-4.2	2.29	2.09
Commercial	46,267	48,393	2,126	4.6	1,831	1,632	-198	-10.8	3.96	3.37
Industrial	41,238	42,945	1,706	4.1	1,891	1,725	-166	-8.8	4.59	4.02
Public Utility	117,917	118,261	344	.3	5,415	4,873	-542	-10.0	4.59	4.12
Ag Hmstd: House	464,364	505,370	41,006	8.8	5,367	5,476	109	2.0	1.16	1.08
Ag Hmstd: Land	2,787,498	2,935,888	148,391	5.3	26,126	26,576	450	1.7	.94	.91
Ag Non-hmstd	1,391,957	1,453,620	61,662	4.4	22,135	22,672	538	2.4	1.59	1.56
<b>Total (incl TIF)</b>	<b>5,757,793</b>	<b>6,118,635</b>	<b>360,842</b>	<b>6.3</b>	<b>76,411</b>	<b>76,730</b>	<b>319</b>	<b>.4</b>	<b>1.33</b>	<b>1.25</b>

TIF Levy					109	95	-13	-12.4		
Total (excl TIF)					76,302	76,634	333	.4		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	29,281	30,686	1,405	4.8	6,322	6,735	413	6.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	29,281	30,686	1,405	4.8	6,322	6,735	413	6.5
Property Tax Aids	7,038	7,163	125	1.8	2,071	2,082	11	.5
<b>Total Levy + Aid</b>	<b>36,319</b>	<b>37,849</b>	<b>1,530</b>	<b>4.2</b>	<b>8,393</b>	<b>8,817</b>	<b>424</b>	<b>5.1</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	40,539	40,911	372	.9	160	170	10	6.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	40,539	40,911	372	.9	160	170	10	6.5
Property Tax Aids	2,141	1,552	-590	-27.5	80	80	0	.6
<b>Total Levy + Aid</b>	<b>42,681</b>	<b>42,462</b>	<b>-218</b>	<b>-.5</b>	<b>240</b>	<b>250</b>	<b>11</b>	<b>4.5</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	71,117	69,803	-1,313	-1.8					
(-) TIF Tax Cap	100	86	-14	-14.1	County	41.23	44.01	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	8.90	9.66	0.000	0.000
(=) Txbl Tax Cap	71,017	69,718	-1,299	-1.8	School Dist	54.27	54.79	.385	.507
					Special Dist	.23	.24	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>104.63</b>	<b>108.71</b>	<b>.385</b>	<b>.507</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	48,300	52,300		8.3
Net Tax	524	529	5	.9
Effect Rate	1.08	1.01		
Avg Value	72,500	78,500		8.3
Net Tax	792	822	30	3.8
Effect Rate	1.09	1.05		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	96,700	104,700		8.3
Net Tax	1,307	1,300	-7	-.5
Effect Rate	1.35	1.24		
Ex-Hi Value	145,000	157,000		8.3
Net Tax	2,337	2,319	-18	-.8
Effect Rate	1.61	1.48		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,603,254	2,762,112	158,857	6.1	41,520	43,537	2,017	4.9	1.59	1.58
Res Non-Hmstd	173,004	168,979	-4,025	-2.3	5,028	4,598	-430	-8.6	2.91	2.72
Apartments	107,762	112,585	4,823	4.5	4,588	4,433	-155	-3.4	4.26	3.94
Low-income Apts	46,280	45,441	-840	-1.8	1,415	1,313	-102	-7.2	3.06	2.89
Seasnl Rec Res	3,105	2,909	-196	-6.3	76	68	-8	-10.9	2.45	2.33
Seasnl Rec Comm	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Commercial	702,143	705,950	3,808	.5	39,379	35,991	-3,388	-8.6	5.61	5.10
Industrial	81,932	83,986	2,054	2.5	4,712	4,430	-282	-6.0	5.75	5.27
Public Utility	38,826	47,123	8,297	21.4	2,192	2,409	217	9.9	5.65	5.11
Ag Hmstd: House	178,612	164,701	-13,911	-7.8	2,628	2,277	-352	-13.4	1.47	1.38
Ag Hmstd: Land	241,120	262,027	20,908	8.7	1,982	2,148	166	8.4	.82	.82
Ag Non-hmstd	91,766	96,586	4,819	5.3	1,598	1,662	64	4.0	1.74	1.72
<b>Total (incl TIF)</b>	<b>4,267,805</b>	<b>4,452,399</b>	<b>184,594</b>	<b>4.3</b>	<b>105,119</b>	<b>102,867</b>	<b>-2,253</b>	<b>-2.1</b>	<b>2.46</b>	<b>2.31</b>

TIF Levy	4,812	4,366	-446	-9.3
Total (excl TIF)	100,307	98,500	-1,807	-1.8

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	29,866	31,620	1,754	5.9	18,432	19,150	718	3.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	29,866	31,620	1,754	5.9	18,432	19,150	718	3.9
Property Tax Aids	6,578	6,681	104	1.6	12,815	13,055	240	1.9
<b>Total Levy + Aid</b>	<b>36,444</b>	<b>38,302</b>	<b>1,858</b>	<b>5.1</b>	<b>31,247</b>	<b>32,205</b>	<b>957</b>	<b>3.1</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	52,009	51,807	-202	-.4	0	0	0	-100.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	52,009	51,807	-202	-.4	0	0	0	0.0
Property Tax Aids	1,595	1,018	-576	-36.1	64	62	-2	-3.1
<b>Total Levy + Aid</b>	<b>53,604</b>	<b>52,826</b>	<b>-778</b>	<b>-1.5</b>	<b>64</b>	<b>62</b>	<b>-2</b>	<b>-3.1</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	83,067	77,617	-5,450	-6.6					
(-) TIF Tax Cap	3,735	3,267	-468	-12.5	County	37.65	42.53	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	23.22	25.74	.003	.003
(=) Txbl Tax Cap	79,332	74,351	-4,981	-6.3	School Dist	65.30	62.32	.049	1.256
					Special Dist	0.00	0.00	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.17</b>	<b>130.59</b>	<b>.051</b>	<b>1.260</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	57,700	59,200		2.6
Net Tax	731	770	39	5.3
Effect Rate	1.27	1.30		
Avg Value	86,600	88,800		2.5
Net Tax	1,281	1,293	11	.9
Effect Rate	1.48	1.46		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	115,500	118,400		2.5
Net Tax	2,012	1,973	-39	-1.9
Effect Rate	1.74	1.67		
Ex-Hi Value	173,200	177,600		2.5
Net Tax	3,471	3,457	-14	-.4
Effect Rate	2.00	1.95		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,119,493	4,473,477	353,984	8.6	60,915	63,078	2,164	3.6	1.48	1.41
Res Non-Hmstd	237,721	251,176	13,455	5.7	6,876	6,632	-244	-3.5	2.89	2.64
Apartments	157,427	164,525	7,097	4.5	6,116	5,962	-154	-2.5	3.89	3.62
Low-income Apts	94,279	95,862	1,583	1.7	2,781	2,647	-134	-4.8	2.95	2.76
Seasnl Rec Res	17,373	21,807	4,434	25.5	445	528	83	18.6	2.56	2.42
Seasnl Rec Comm	1,250	1,396	146	11.7	30	32	2	7.2	2.41	2.31
Commercial	690,973	753,431	62,458	9.0	33,506	32,782	-723	-2.2	4.85	4.35
Industrial	334,035	317,979	-16,056	-4.8	18,367	16,066	-2,301	-12.5	5.50	5.05
Public Utility	478,202	474,232	-3,969	-.8	25,226	23,850	-1,376	-5.5	5.28	5.03
Ag Hmstd: House	23,835	23,100	-735	-3.1	364	330	-35	-9.5	1.53	1.43
Ag Hmstd: Land	32,678	34,258	1,580	4.8	304	316	12	3.9	.93	.92
Ag Non-hmstd	22,947	25,834	2,887	12.6	437	485	48	10.9	1.91	1.88
<b>Total (incl TIF)</b>	<b>6,210,213</b>	<b>6,637,076</b>	<b>426,863</b>	<b>6.9</b>	<b>155,368</b>	<b>152,709</b>	<b>-2,659</b>	<b>-1.7</b>	<b>2.50</b>	<b>2.30</b>

TIF Levy	9,801	8,948	-853	-8.7
Total (excl TIF)	145,566	143,761	-1,806	-1.2

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	40,228	42,106	1,878	4.7	35,342	37,439	2,097	5.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	40,228	42,106	1,878	4.7	35,342	37,439	2,097	5.9
Property Tax Aids	9,966	9,904	-63	-.6	45,559	46,543	984	2.2
<b>Total Levy + Aid</b>	<b>50,194</b>	<b>52,009</b>	<b>1,815</b>	<b>3.6</b>	<b>80,901</b>	<b>83,982</b>	<b>3,081</b>	<b>3.8</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	69,310	69,631	322	.5	687	634	-53	-7.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	69,310	69,631	322	.5	687	634	-53	-7.7
Property Tax Aids	4,398	3,350	-1,049	-23.8	94	94	0	-.5
<b>Total Levy + Aid</b>	<b>73,708</b>	<b>72,981</b>	<b>-727</b>	<b>-1.0</b>	<b>781</b>	<b>728</b>	<b>-53</b>	<b>-6.8</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	125,221	119,657	-5,564	-4.4					
(-) TIF Tax Cap	7,893	6,785	-1,108	-14.0	County	34.29	37.30	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	30.11	33.15	.002	.003
(=) Txbl Tax Cap	117,328	112,872	-4,456	-3.8	School Dist	56.89	58.97	.414	.464
					Special Dist	.59	.56	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	121.87	129.98	.416	.468

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	43,700	46,900		7.3
Net Tax	551	574	23	4.2
Effect Rate	1.26	1.22		
Avg Value	65,600	70,300		7.2
Net Tax	827	860	33	4.0
Effect Rate	1.26	1.22		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	87,500	93,700		7.1
Net Tax	1,292	1,333	42	3.2
Effect Rate	1.48	1.42		
Ex-Hi Value	131,200	140,600		7.2
Net Tax	2,375	2,393	18	.8
Effect Rate	1.81	1.70		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,254,577	1,451,302	196,725	15.7	17,512	18,642	1,129	6.4	1.40	1.28
Res Non-Hmstd	124,238	129,883	5,645	4.5	3,212	2,924	-288	-9.0	2.59	2.25
Apartment	3,209	3,182	-28	-.9	92	87	-4	-4.7	2.86	2.75
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Season Rec Res	62,314	66,076	3,762	6.0	1,333	1,191	-142	-10.7	2.14	1.80
Season Rec Comm	4,710	5,203	493	10.5	109	116	6	5.7	2.32	2.22
Commercial	67,642	71,820	4,178	6.2	2,713	2,462	-252	-9.3	4.01	3.43
Industrial	16,345	17,213	868	5.3	757	688	-69	-9.1	4.63	4.00
Public Utility	107,264	113,376	6,112	5.7	5,519	5,255	-264	-4.8	5.15	4.64
Ag Hmstd: House	844,569	843,922	-647	-.1	10,732	9,792	-940	-8.8	1.27	1.16
Ag Hmstd: Land	2,455,160	2,664,680	209,520	8.5	22,211	23,119	908	4.1	.90	.87
Ag Non-hmstd	821,088	892,730	71,642	8.7	14,136	14,811	675	4.8	1.72	1.66
<b>Total (incl TIF)</b>	<b>5,761,117</b>	<b>6,259,387</b>	<b>498,270</b>	<b>8.6</b>	<b>78,326</b>	<b>79,086</b>	<b>759</b>	<b>1.0</b>	<b>1.36</b>	<b>1.26</b>

TIF Levy	0	0	0	0.0
Total (excl TIF)	78,326	79,086	759	1.0

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	26,697	28,722	2,025	7.6	9,171	9,802	631	6.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	26,697	28,722	2,025	7.6	9,171	9,802	631	6.9
Property Tax Aids	7,047	7,211	164	2.3	5,149	5,156	7	.1
<b>Total Levy + Aid</b>	<b>33,744</b>	<b>35,933</b>	<b>2,189</b>	<b>6.5</b>	<b>14,320</b>	<b>14,958</b>	<b>638</b>	<b>4.5</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	42,177	43,292	1,115	2.6	281	277	-4	-1.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	42,177	43,292	1,115	2.6	281	277	-4	-1.6
Property Tax Aids	3,196	2,549	-647	-20.3	55	58	3	5.0
<b>Total Levy + Aid</b>	<b>45,372</b>	<b>45,840</b>	<b>468</b>	<b>1.0</b>	<b>337</b>	<b>335</b>	<b>-2</b>	<b>-.5</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	68,778	69,849	1,070	1.6					
(-) TIF Tax Cap	0	0	0	0.0	County	38.82	41.12	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	13.33	14.03	0.000	0.000
(=) Txbl Tax Cap	68,778	69,849	1,070	1.6	School Dist	58.28	58.05	.413	.509
					Special Dist	.41	.40	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	110.84	113.60	.413	.509

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	51,600	55,700		7.9
Net Tax	593	592	-2	-.3
Effect Rate	1.15	1.06		
Avg Value	77,400	83,600		8.0
Net Tax	950	962	12	1.3
Effect Rate	1.23	1.15		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	103,200	111,500		8.0
Net Tax	1,532	1,498	-34	-2.2
Effect Rate	1.48	1.34		
Ex-Hi Value	154,800	167,200		8.0
Net Tax	2,697	2,650	-48	-1.8
Effect Rate	1.74	1.58		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,457,612	8,113,184	655,571	8.8	111,495	109,751	-1,744	-1.6	1.50	1.35
Res Non-Hmstd	268,690	298,648	29,958	11.1	7,241	7,129	-112	-1.5	2.69	2.39
Apartments	326,502	340,918	14,416	4.4	12,064	11,026	-1,039	-8.6	3.69	3.23
Low-income Apts	89,747	98,525	8,778	9.8	2,498	2,405	-93	-3.7	2.78	2.44
Seasnl Rec Res	16,648	17,311	663	4.0	325	300	-25	-7.7	1.95	1.73
Seasnl Rec Comm	243	351	109	44.8	6	8	2	33.9	2.40	2.22
Commercial	793,917	851,666	57,749	7.3	42,265	39,927	-2,338	-5.5	5.32	4.69
Industrial	518,464	601,080	82,617	15.9	28,645	29,510	864	3.0	5.53	4.91
Public Utility	167,743	172,934	5,191	3.1	9,437	8,884	-552	-5.9	5.63	5.14
Ag Hmstd: House	85,652	66,725	-18,927	-22.1	1,234	888	-346	-28.1	1.44	1.33
Ag Hmstd: Land	49,494	47,524	-1,970	-4.0	323	301	-22	-6.8	.65	.63
Ag Non-hmstd	29,502	33,850	4,348	14.7	509	555	46	9.1	1.73	1.64
<b>Total (incl TIF)</b>	<b>9,804,214</b>	<b>10,642,716</b>	<b>838,502</b>	<b>8.6</b>	<b>216,042</b>	<b>210,683</b>	<b>-5,359</b>	<b>-2.5</b>	<b>2.20</b>	<b>1.98</b>

TIF Levy	14,752	15,144	392	2.7
Total (excl TIF)	201,290	195,539	-5,750	-2.9

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	44,458	45,325	867	2.0	30,094	32,703	2,609	8.7
Fisc Disp Distrib	10,022	11,733	1,710	17.1	7,396	8,196	800	10.8
Total Levy	54,480	57,058	2,578	4.7	37,490	40,899	3,408	9.1
Property Tax Aids	13,595	13,982	387	2.8	20,341	20,660	318	1.6
<b>Total Levy + Aid</b>	<b>68,075</b>	<b>71,040</b>	<b>2,965</b>	<b>4.4</b>	<b>57,832</b>	<b>61,558</b>	<b>3,727</b>	<b>6.4</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	92,048	90,704	-1,344	-1.5	6,520	8,121	1,602	24.6
Fisc Disp Distrib	23,518	24,418	899	3.8	3,051	3,081	30	1.0
Total Levy	115,566	115,122	-445	-.4	9,571	11,202	1,632	17.1
Property Tax Aids	5,672	4,091	-1,580	-27.9	1,927	2,003	76	4.0
<b>Total Levy + Aid</b>	<b>121,238</b>	<b>119,213</b>	<b>-2,025</b>	<b>-1.7</b>	<b>11,498</b>	<b>13,206</b>	<b>1,708</b>	<b>14.9</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	181,436	181,392	-44	-.0					
(-) TIF Tax Cap	12,809	13,294	486	3.8	County	29.95	30.40	0.000	0.000
(-) FD Contr Tax Cap	20,211	19,014	-1,197	-5.9	City/Town	20.28	21.94	0.000	0.000
(=) Txbl Tax Cap	148,416	149,083	667	.4	School Dist	60.35	56.41	.253	.622
					Special Dist	4.39	5.45	0.000	0.000
FD Distr Tax Cap	35,318	34,032	-1,286	-3.6	Total	114.98	114.20	.253	.622

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	65,200	68,900		5.7
Net Tax	766	752	-14	-1.8
Effect Rate	1.18	1.09		
Avg Value	97,800	103,400		5.7
Net Tax	1,446	1,377	-69	-4.8
Effect Rate	1.48	1.33		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	130,400	137,900		5.8
Net Tax	2,204	2,055	-148	-6.7
Effect Rate	1.69	1.49		
Ex-Hi Value	195,600	206,800		5.7
Net Tax	3,720	3,545	-175	-4.7
Effect Rate	1.90	1.71		



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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,367,291	6,994,112	626,822	9.8	106,068	107,640	1,573	1.5	1.67	1.54
Res Non-Hmstd	321,171	383,460	62,289	19.4	8,529	9,193	664	7.8	2.66	2.40
Apartments	125,487	131,801	6,315	5.0	4,878	4,428	-451	-9.2	3.89	3.36
Low-income Apts	43,849	49,104	5,255	12.0	1,298	1,286	-12	-0.9	2.96	2.62
Seasnl Rec Res	53,563	55,459	1,896	3.5	1,165	1,165	-1	-0.0	2.18	2.10
Seasnl Rec Comm	1,619	1,679	60	3.7	31	30	-1	-1.8	1.90	1.80
Commercial	646,994	801,282	154,288	23.8	35,249	38,504	3,255	9.2	5.45	4.81
Industrial	88,260	89,176	916	1.0	5,243	4,852	-390	-7.4	5.94	5.44
Public Utility	223,959	229,054	5,095	2.3	12,656	11,905	-751	-5.9	5.65	5.20
Ag Hmstd: House	166,934	176,867	9,933	6.0	2,603	2,631	28	1.1	1.56	1.49
Ag Hmstd: Land	91,871	98,053	6,182	6.7	568	592	24	4.2	.62	.60
Ag Non-hmstd	91,524	87,391	-4,133	-4.5	1,568	1,452	-117	-7.4	1.71	1.66
<b>Total (incl TIF)</b>	<b>8,222,520</b>	<b>9,097,438</b>	<b>874,918</b>	<b>10.6</b>	<b>179,857</b>	<b>183,677</b>	<b>3,821</b>	<b>2.1</b>	<b>2.19</b>	<b>2.02</b>

TIF Levy	10,509	10,873	364	3.5
Total (excl TIF)	169,348	172,804	3,456	2.0

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	35,746	37,945	2,199	6.2	29,174	31,131	1,957	6.7
Fisc Disp Distrib	5,487	5,739	252	4.6	4,610	5,183	573	12.4
Total Levy	41,233	43,684	2,450	5.9	33,784	36,314	2,530	7.5
Property Tax Aids	8,387	8,776	389	4.6	11,513	11,655	141	1.2
<b>Total Levy + Aid</b>	<b>49,620</b>	<b>52,460</b>	<b>2,840</b>	<b>5.7</b>	<b>45,298</b>	<b>47,969</b>	<b>2,672</b>	<b>5.9</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	80,653	84,983	4,331	5.4	6,758	8,997	2,239	33.1
Fisc Disp Distrib	11,797	13,025	1,229	10.4	1,612	1,640	27	1.7
Total Levy	92,450	98,009	5,559	6.0	8,370	10,636	2,266	27.1
Property Tax Aids	3,645	2,400	-1,245	-34.2	1,691	1,809	118	7.0
<b>Total Levy + Aid</b>	<b>96,094</b>	<b>100,409</b>	<b>4,314</b>	<b>4.5</b>	<b>10,061</b>	<b>12,445</b>	<b>2,384</b>	<b>23.7</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	151,274	155,825	4,551	3.0					
(-) TIF Tax Cap	8,841	9,209	368	4.2	County	27.45	28.19	0.000	0.000
(-) FD Contr Tax Cap	12,210	12,006	-204	-1.7	City/Town	21.85	22.62	.088	.075
(=) Txbl Tax Cap	130,224	134,610	4,386	3.4	School Dist	60.29	56.58	.261	.974
					Special Dist	5.19	6.68	0.000	0.000
FD Distr Tax Cap	18,667	18,112	-555	-3.0	Total	114.78	114.08	.349	1.049

TAX BURDENS ON TYPICAL HOMESTEADS					TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng		Baseln	Altern	Tax Change	Pctg Chng
Lo Value	82,000	87,300		6.5	Hi Value	164,000	174,500		6.4
Net Tax	1,085	1,095	10	.9	Net Tax	2,996	2,914	-82	-2.7
Effect Rate	1.32	1.25			Effect Rate	1.83	1.67		
Avg Value	123,000	130,900		6.4	Ex-Hi Value	246,000	261,800		6.4
Net Tax	2,040	1,968	-72	-3.5	Net Tax	4,907	4,848	-59	-1.2
Effect Rate	1.66	1.50			Effect Rate	1.99	1.85		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,446,336	11,303,503	857,167	8.2	175,315	173,160	-2,155	-1.2	1.68	1.53
Res Non-Hmstd	448,637	476,940	28,303	6.3	12,077	11,561	-516	-4.3	2.69	2.42
Apartments	594,584	616,503	21,919	3.7	22,726	20,827	-1,899	-8.4	3.82	3.38
Low-income Apts	154,289	163,841	9,552	6.2	4,451	4,204	-247	-5.6	2.89	2.57
Seasnl Rec Res	2,681	3,294	613	22.9	55	62	7	12.1	2.05	1.87
Seasnl Rec Comm	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Commercial	1,409,640	1,557,470	147,830	10.5	77,089	76,839	-251	-.3	5.47	4.93
Industrial	775,703	795,895	20,192	2.6	43,263	40,413	-2,850	-6.6	5.58	5.08
Public Utility	412,176	433,989	21,813	5.3	23,834	22,963	-871	-3.7	5.78	5.29
Ag Hmstd: House	136,507	147,851	11,344	8.3	1,972	1,942	-30	-1.5	1.44	1.31
Ag Hmstd: Land	159,909	172,012	12,103	7.6	1,248	1,279	31	2.5	.78	.74
Ag Non-hmstd	114,763	120,625	5,862	5.1	1,919	1,948	30	1.5	1.67	1.62
<b>Total (incl TIF)</b>	<b>14,655,224</b>	<b>15,791,922</b>	<b>1,136,698</b>	<b>7.8</b>	<b>363,950</b>	<b>355,198</b>	<b>-8,751</b>	<b>-2.4</b>	<b>2.48</b>	<b>2.25</b>

TIF Levy					14,481	14,934	452	3.1		
Total (excl TIF)					349,468	340,265	-9,204	-2.6		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	64,053	66,892	2,839	4.4	62,322	65,394	3,072	4.9
Fisc Disp Distrib	8,801	9,461	660	7.5	8,655	9,517	862	10.0
Total Levy	72,854	76,353	3,499	4.8	70,977	74,911	3,934	5.5
Property Tax Aids	13,041	13,501	460	3.5	23,387	23,729	342	1.5
<b>Total Levy + Aid</b>	<b>85,895</b>	<b>89,854</b>	<b>3,959</b>	<b>4.6</b>	<b>94,365</b>	<b>98,640</b>	<b>4,276</b>	<b>4.5</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	162,406	159,242	-3,164	-1.9	8,160	9,364	1,204	14.7
Fisc Disp Distrib	21,979	23,943	1,964	8.9	2,872	2,913	41	1.4
Total Levy	184,385	183,185	-1,200	-.7	11,032	12,276	1,245	11.3
Property Tax Aids	7,304	5,105	-2,199	-30.1	3,258	3,310	52	1.6
<b>Total Levy + Aid</b>	<b>191,689</b>	<b>188,290</b>	<b>-3,399</b>	<b>-1.8</b>	<b>14,290</b>	<b>15,586</b>	<b>1,297</b>	<b>9.1</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	301,036	293,987	-7,049	-2.3					
(-) TIF Tax Cap	12,456	12,646	189	1.5	County	25.53	27.16	0.000	0.000
(-) FD Contr Tax Cap	37,687	35,020	-2,667	-7.1	City/Town	24.67	26.20	.030	.055
(=) Txbl Tax Cap	250,893	246,321	-4,572	-1.8	School Dist	60.70	58.70	.693	.931
					Special Dist	3.25	3.80	0.000	0.000
FD Distr Tax Cap	33,247	32,172	-1,074	-3.2	Total	114.15	115.86	.723	.986

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	78,300	82,000		4.7
Net Tax	1,022	999	-24	-2.3
Effect Rate	1.31	1.22		
Avg Value	117,500	123,000		4.7
Net Tax	1,946	1,831	-115	-5.9
Effect Rate	1.66	1.49		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	156,700	164,000		4.7
Net Tax	2,869	2,713	-156	-5.4
Effect Rate	1.83	1.65		
Ex-Hi Value	235,000	246,000		4.7
Net Tax	4,713	4,552	-161	-3.4
Effect Rate	2.01	1.85		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,225,842	4,767,804	541,962	12.8	84,684	87,731	3,047	3.6	2.00	1.84
Res Non-Hmstd	254,194	252,885	-1,309	- .5	8,081	7,091	-990	-12.2	3.18	2.80
Apartments	84,973	83,171	-1,802	-2.1	3,799	3,256	-543	-14.3	4.47	3.91
Low-income Apts	43,750	51,190	7,440	17.0	1,452	1,527	75	5.2	3.32	2.98
Seasonl Rec Res	17,894	18,455	561	3.1	502	466	-36	-7.2	2.80	2.52
Seasonl Rec Comm	1,625	1,972	348	21.4	42	45	2	5.8	2.60	2.26
Commercial	360,380	398,618	38,239	10.6	21,001	20,601	-400	-1.9	5.83	5.17
Industrial	370,482	417,965	47,483	12.8	23,202	23,527	325	1.4	6.26	5.63
Public Utility	96,667	100,249	3,582	3.7	6,095	5,718	-378	-6.2	6.31	5.70
Ag Hmstd: House	295,752	311,556	15,804	5.3	4,823	4,598	-224	-4.7	1.63	1.48
Ag Hmstd: Land	338,588	358,632	20,044	5.9	2,817	2,768	-49	-1.8	.83	.77
Ag Non-hmstd	108,655	115,503	6,848	6.3	2,087	2,108	21	1.0	1.92	1.83
<b>Total (incl TIF)</b>	<b>6,198,803</b>	<b>6,878,003</b>	<b>679,200</b>	<b>11.0</b>	<b>158,585</b>	<b>159,435</b>	<b>850</b>	<b>.5</b>	<b>2.56</b>	<b>2.32</b>

TIF Levy					21,205	20,124	-1,081	-5.1		
Total (excl TIF)					137,380	139,311	1,931	1.4		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	38,985	40,091	1,106	2.8	21,373	23,538	2,165	10.1
Fisc Disp Distrib	5,465	5,807	342	6.3	2,976	3,117	141	4.8
Total Levy	44,450	45,898	1,448	3.3	24,349	26,655	2,306	9.5
Property Tax Aids	8,947	9,305	358	4.0	7,632	7,694	62	.8
<b>Total Levy + Aid</b>	<b>53,397</b>	<b>55,202</b>	<b>1,805</b>	<b>3.4</b>	<b>31,981</b>	<b>34,349</b>	<b>2,368</b>	<b>7.4</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	59,974	62,935	2,960	4.9	3,136	3,776	641	20.4
Fisc Disp Distrib	7,962	8,815	853	10.7	1,013	1,042	29	2.9
Total Levy	67,937	71,750	3,813	5.6	4,149	4,818	670	16.1
Property Tax Aids	2,534	1,676	-858	-33.9	1,159	1,236	76	6.6
<b>Total Levy + Aid</b>	<b>70,471</b>	<b>73,425</b>	<b>2,955</b>	<b>4.2</b>	<b>5,308</b>	<b>6,054</b>	<b>746</b>	<b>14.1</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	114,272	116,436	2,164	1.9					
(-) TIF Tax Cap	14,995	14,489	-506	-3.4	County	43.66	43.59	0.000	0.000
(-) FD Contr Tax Cap	9,981	9,981	-0	- .0	City/Town	23.40	24.17	.079	.195
(=) Txbl Tax Cap	89,296	91,966	2,670	3.0	School Dist	65.41	64.18	.258	.581
					Special Dist	3.51	4.11	0.000	0.000
FD Distr Tax Cap	11,728	11,510	-218	-1.9	Total	135.97	136.05	.338	.775

TAX BURDENS ON TYPICAL HOMESTEADS	Tax		Pctg Chng
	Baseln	Altern	
Lo Value	81,700	87,300	6.9
Net Tax	1,270	1,285	1.1
Effect Rate	1.55	1.47	
Avg Value	122,600	131,000	6.9
Net Tax	2,396	2,325	-71
Effect Rate	1.95	1.77	-3.0

TAX BURDENS ON TYPICAL HOMESTEADS	Tax		Pctg Chng
	Baseln	Altern	
Hi Value	163,500	174,700	6.9
Net Tax	3,522	3,440	-82
Effect Rate	2.15	1.97	-2.3
Ex-Hi Value	245,200	262,000	6.9
Net Tax	5,772	5,705	-67
Effect Rate	2.35	2.18	-1.2

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,654,390	7,129,395	475,005	7.1	114,082	116,416	2,334	2.0	1.71	1.63
Res Non-Hmstd	249,660	247,506	-2,154	-0.9	7,527	6,832	-696	-9.2	3.02	2.76
Apartments	362,836	378,635	15,799	4.4	16,266	15,241	-1,025	-6.3	4.48	4.03
Low-income Apts	75,993	80,604	4,611	6.1	2,466	2,420	-47	-1.9	3.25	3.00
Seasnl Rec Res	933	1,216	283	30.4	23	29	6	24.4	2.48	2.36
Seasnl Rec Comm	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Commercial	841,984	906,348	64,365	7.6	50,703	49,036	-1,667	-3.3	6.02	5.41
Industrial	600,461	699,330	98,869	16.5	36,509	38,830	2,321	6.4	6.08	5.55
Public Utility	126,392	131,869	5,477	4.3	7,758	7,508	-251	-3.2	6.14	5.69
Ag Hmstd: House	57,077	52,990	-4,087	-7.2	978	852	-126	-12.9	1.71	1.61
Ag Hmstd: Land	47,402	48,383	981	2.1	351	293	-59	-16.7	.74	.60
Ag Non-hmstd	41,478	43,398	1,920	4.6	810	832	22	2.8	1.95	1.92
<b>Total (incl TIF)</b>	<b>9,058,606</b>	<b>9,719,675</b>	<b>661,070</b>	<b>7.3</b>	<b>237,474</b>	<b>238,287</b>	<b>813</b>	<b>.3</b>	<b>2.62</b>	<b>2.45</b>

TIF Levy	21,821	23,764	1,942	8.9
Total (excl TIF)	215,653	214,524	-1,129	-0.5

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	48,931	51,823	2,893	5.9	36,700	40,004	3,304	9.0
Fisc Disp Distrib	10,412	11,003	591	5.7	7,642	8,639	998	13.1
Total Levy	59,342	62,826	3,483	5.9	44,341	48,643	4,302	9.7
Property Tax Aids	6,384	6,589	205	3.2	19,911	20,702	791	4.0
<b>Total Levy + Aid</b>	<b>65,726</b>	<b>69,414</b>	<b>3,688</b>	<b>5.6</b>	<b>64,253</b>	<b>69,345</b>	<b>5,092</b>	<b>7.9</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	90,161	89,484	-677	-0.8	8,868	9,932	1,063	12.0
Fisc Disp Distrib	20,396	20,909	512	2.5	2,520	2,547	27	1.1
Total Levy	110,557	110,393	-164	-0.1	11,388	12,479	1,091	9.6
Property Tax Aids	4,425	3,064	-1,361	-30.8	1,801	1,819	18	1.0
<b>Total Levy + Aid</b>	<b>114,982</b>	<b>113,456</b>	<b>-1,526</b>	<b>-1.3</b>	<b>13,189</b>	<b>14,298</b>	<b>1,109</b>	<b>8.4</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	177,727	174,472	-3,256	-1.8					
(-) TIF Tax Cap	16,811	17,945	1,134	6.7	County	35.28	38.29	0.000	0.000
(-) FD Contr Tax Cap	22,237	21,166	-1,071	-4.8	City/Town	26.02	28.27	.067	.180
(=) Txbl Tax Cap	138,679	135,361	-3,318	-2.4	School Dist	61.44	58.05	.548	1.125
					Special Dist	6.39	7.34	0.000	0.000
FD Distr Tax Cap	29,172	28,136	-1,036	-3.6	Total	129.15	131.94	.616	1.305

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	65,500	68,100		4.0
Net Tax	886	909	22	2.5
Effect Rate	1.35	1.33		
Avg Value	98,300	102,100		3.9
Net Tax	1,670	1,640	-30	-1.8
Effect Rate	1.70	1.61		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	131,100	136,100		3.8
Net Tax	2,537	2,441	-96	-3.8
Effect Rate	1.94	1.79		
Ex-Hi Value	196,600	204,200		3.9
Net Tax	4,269	4,185	-84	-2.0
Effect Rate	2.17	2.05		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,521,480	9,971,359	449,879	4.7	167,533	165,067	-2,466	-1.5	1.76	1.66
Res Non-Hmstd	417,118	424,104	6,986	1.7	11,709	10,872	-836	-7.1	2.81	2.56
Apartments	737,088	740,066	2,978	.4	30,604	27,489	-3,115	-10.2	4.15	3.71
Low-income Apts	172,987	214,018	41,031	23.7	5,226	5,906	681	13.0	3.02	2.76
Seasnl Rec Res	6,711	6,625	-86	-1.3	180	172	-7	-4.2	2.68	2.60
Seasnl Rec Comm	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Commercial	3,044,704	3,333,125	288,421	9.5	172,373	173,781	1,407	.8	5.66	5.21
Industrial	894,967	945,699	50,732	5.7	50,867	49,132	-1,735	-3.4	5.68	5.20
Public Utility	132,211	135,038	2,827	2.1	7,673	7,264	-410	-5.3	5.80	5.38
Ag Hmstd: House	380	396	16	4.3	7	7	0	.1	1.84	1.77
Ag Hmstd: Land	146	151	5	3.3	1	1	0	-2.6	.51	.48
Ag Non-hmstd	473	843	370	78.3	9	16	7	81.9	1.87	1.91
<b>Total (incl TIF)</b>	<b>14,928,265</b>	<b>15,771,424</b>	<b>843,159</b>	<b>5.6</b>	<b>446,182</b>	<b>439,708</b>	<b>-6,474</b>	<b>-1.5</b>	<b>2.99</b>	<b>2.79</b>

TIF Levy	38,270	38,740	470	1.2
Total (excl TIF)	407,912	400,968	-6,944	-1.7

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	98,657	102,275	3,618	3.7	57,383	58,610	1,227	2.1
Fisc Disp Distrib	7,579	7,867	289	3.8	4,816	5,109	292	6.1
Total Levy	106,236	110,142	3,906	3.7	62,199	63,719	1,520	2.4
Property Tax Aids	12,869	13,001	132	1.0	18,430	18,477	48	.3
<b>Total Levy + Aid</b>	<b>119,105</b>	<b>123,143</b>	<b>4,038</b>	<b>3.4</b>	<b>80,629</b>	<b>82,196</b>	<b>1,567</b>	<b>1.9</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	161,726	158,690	-3,036	-1.9	21,067	22,071	1,005	4.8
Fisc Disp Distrib	14,132	13,613	-519	-3.7	1,834	1,821	-13	-.7
Total Levy	175,858	172,303	-3,555	-2.0	22,901	23,893	992	4.3
Property Tax Aids	4,196	2,092	-2,104	-50.1	3,631	3,590	-41	-1.1
<b>Total Levy + Aid</b>	<b>180,054</b>	<b>174,395</b>	<b>-5,659</b>	<b>-3.1</b>	<b>26,531</b>	<b>27,482</b>	<b>951</b>	<b>3.6</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	361,110	344,010	-17,100	-4.7					
(-) TIF Tax Cap	31,937	30,752	-1,185	-3.7	County	35.28	38.29	0.000	0.000
(-) FD Contr Tax Cap	49,563	46,121	-3,441	-6.9	City/Town	20.28	21.67	.045	.046
(=) Txbl Tax Cap	279,610	267,136	-12,473	-4.5	School Dist	56.41	55.23	.269	.708
					Special Dist	7.53	8.26	0.000	0.000
FD Distr Tax Cap	21,234	20,118	-1,116	-5.3	Total	119.51	123.44	.314	.754

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	84,500	85,200		.8
Net Tax	1,186	1,111	-74	-6.3
Effect Rate	1.40	1.30		
Avg Value	126,800	127,800		.8
Net Tax	2,210	2,022	-188	-8.5
Effect Rate	1.74	1.58		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	169,100	170,400		.8
Net Tax	3,234	3,008	-226	-7.0
Effect Rate	1.91	1.77		
Ex-Hi Value	253,600	255,600		.8
Net Tax	5,280	5,018	-263	-5.0
Effect Rate	2.08	1.96		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	11,000,003	11,886,428	886,425	8.1	221,135	223,912	2,776	1.3	2.01	1.88
Res Non-Hmstd	663,958	691,636	27,678	4.2	19,222	18,621	-601	-3.1	2.90	2.69
Apartments	474,061	518,013	43,952	9.3	19,937	19,423	-513	-2.6	4.21	3.75
Low-income Apts	136,335	150,876	14,541	10.7	4,279	4,284	6	.1	3.14	2.84
Seasnl Rec Res	52,762	55,049	2,287	4.3	1,449	1,488	39	2.7	2.75	2.70
Seasnl Rec Comm	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Commercial	1,597,829	1,812,134	214,305	13.4	93,046	96,233	3,187	3.4	5.82	5.31
Industrial	1,027,344	1,189,703	162,359	15.8	59,798	63,761	3,963	6.6	5.82	5.36
Public Utility	157,775	160,188	2,413	1.5	9,373	8,829	-544	-5.8	5.94	5.51
Ag Hmstd: House	57,952	50,394	-7,558	-13.0	1,079	879	-200	-18.6	1.86	1.74
Ag Hmstd: Land	32,783	30,009	-2,774	-8.5	245	185	-60	-24.4	.75	.62
Ag Non-hmstd	53,266	59,779	6,512	12.2	996	1,098	102	10.3	1.87	1.84
<b>Total (incl TIF)</b>	<b>15,254,070</b>	<b>16,604,209</b>	<b>1,350,139</b>	<b>8.9</b>	<b>430,560</b>	<b>438,714</b>	<b>8,154</b>	<b>1.9</b>	<b>2.82</b>	<b>2.64</b>

TIF Levy	8,291	7,313	-978	-11.8
Total (excl TIF)	422,269	431,401	9,132	2.2

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	102,199	111,029	8,830	8.6	55,218	58,061	2,843	5.1
Fisc Disp Distrib	5,177	5,375	198	3.8	2,890	3,026	136	4.7
Total Levy	107,376	116,403	9,028	8.4	58,108	61,087	2,979	5.1
Property Tax Aids	13,331	14,114	783	5.9	9,075	9,196	120	1.3
<b>Total Levy + Aid</b>	<b>120,707</b>	<b>130,517</b>	<b>9,811</b>	<b>8.1</b>	<b>67,184</b>	<b>70,283</b>	<b>3,099</b>	<b>4.6</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	188,867	193,542	4,675	2.5	18,521	19,896	1,374	7.4
Fisc Disp Distrib	10,207	10,305	98	1.0	1,253	1,244	-9	-.7
Total Levy	199,073	203,847	4,773	2.4	19,774	21,140	1,366	6.9
Property Tax Aids	5,383	2,889	-2,494	-46.3	3,761	3,897	136	3.6
<b>Total Levy + Aid</b>	<b>204,456</b>	<b>206,735</b>	<b>2,279</b>	<b>1.1</b>	<b>23,535</b>	<b>25,037</b>	<b>1,502</b>	<b>6.4</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	337,861	335,793	-2,068	-.6					
(-) TIF Tax Cap	6,986	5,785	-1,200	-17.2	County	35.28	38.29	0.000	0.000
(-) FD Contr Tax Cap	41,229	40,007	-1,222	-3.0	City/Town	18.84	19.74	.042	.049
(=) Txbl Tax Cap	289,647	290,001	354	.1	School Dist	61.72	60.21	.663	1.141
					Special Dist	6.39	6.86	0.000	0.000
FD Distr Tax Cap	14,505	13,745	-760	-5.2	Total	122.24	125.10	.706	1.190

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	113,400	116,100		2.4
Net Tax	1,972	1,844	-129	-6.5
Effect Rate	1.74	1.59		
Avg Value	170,100	174,100		2.4
Net Tax	3,398	3,214	-184	-5.4
Effect Rate	2.00	1.85		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	226,800	232,100		2.3
Net Tax	4,825	4,625	-199	-4.1
Effect Rate	2.13	1.99		
Ex-Hi Value	340,200	348,200		2.4
Net Tax	7,677	7,450	-227	-3.0
Effect Rate	2.26	2.14		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,931,079	7,374,537	443,458	6.4	125,998	125,010	-988	-0.8	1.82	1.70
Res Non-Hmstd	226,109	223,525	-2,584	-1.1	6,875	5,913	-962	-14.0	3.04	2.65
Apartments	401,649	402,702	1,053	.3	18,009	14,987	-3,021	-16.8	4.48	3.72
Low-income Apts	112,698	156,404	43,706	38.8	3,868	4,579	711	18.4	3.43	2.93
Seasnl Rec Res	7,022	6,585	-436	-6.2	194	177	-16	-8.4	2.76	2.69
Seasnl Rec Comm	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Commercial	1,423,028	1,484,921	61,894	4.3	86,532	78,155	-8,377	-9.7	6.08	5.26
Industrial	471,026	488,853	17,827	3.8	29,066	26,309	-2,758	-9.5	6.17	5.38
Public Utility	145,740	147,412	1,672	1.1	9,110	8,150	-961	-10.5	6.25	5.53
Ag Hmstd: House	1,044	1,507	463	44.3	17	23	7	38.9	1.60	1.54
Ag Hmstd: Land	269	499	230	85.5	2	3	1	76.0	.60	.57
Ag Non-hmstd	7,918	7,682	-236	-3.0	147	144	-3	-2.3	1.86	1.87
<b>Total (incl TIF)</b>	<b>9,727,581</b>	<b>10,294,627</b>	<b>567,046</b>	<b>5.8</b>	<b>279,817</b>	<b>263,450</b>	<b>-16,367</b>	<b>-5.8</b>	<b>2.88</b>	<b>2.56</b>

TIF Levy					22,505	18,890	-3,615	-16.1		
Total (excl TIF)					257,312	244,560	-12,752	-5.0		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	71,835	72,985	1,149	1.6	29,821	29,993	173	.6
Fisc Disp Distrib	9,941	11,105	1,164	11.7	4,374	4,959	586	13.4
Total Levy	81,776	84,089	2,313	2.8	34,194	34,953	758	2.2
Property Tax Aids	8,984	9,258	273	3.0	12,389	12,725	336	2.7
<b>Total Levy + Aid</b>	<b>90,761</b>	<b>93,347</b>	<b>2,586</b>	<b>2.8</b>	<b>46,584</b>	<b>47,678</b>	<b>1,094</b>	<b>2.3</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	106,067	100,594	-5,473	-5.2	9,725	10,449	724	7.4
Fisc Disp Distrib	15,989	17,369	1,379	8.6	2,072	2,098	26	1.2
Total Levy	122,057	117,963	-4,094	-3.4	11,797	12,547	750	6.4
Property Tax Aids	2,881	1,426	-1,456	-50.5	2,118	2,113	-5	-.2
<b>Total Levy + Aid</b>	<b>124,938</b>	<b>119,388</b>	<b>-5,550</b>	<b>-4.4</b>	<b>13,915</b>	<b>14,660</b>	<b>746</b>	<b>5.4</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	208,693	198,509	-10,184	-4.9					
(-) TIF Tax Cap	16,967	15,460	-1,507	-8.9	County	44.04	46.40	0.000	0.000
(-) FD Contr Tax Cap	28,602	25,766	-2,836	-9.9	City/Town	18.03	18.80	.043	.040
(=) Txbl Tax Cap	163,123	157,283	-5,840	-3.6	School Dist	64.54	49.86	.082	2.154
					Special Dist	5.96	6.64	0.000	0.000
FD Distr Tax Cap	23,988	23,172	-816	-3.4	Total	132.56	121.72	.124	2.194

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	74,500	77,900		4.6
Net Tax	1,030	1,058	28	2.7
Effect Rate	1.38	1.36		
Avg Value	111,700	116,900		4.7
Net Tax	2,021	1,939	-81	-4.0
Effect Rate	1.81	1.66		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	148,900	155,900		4.7
Net Tax	3,012	2,852	-160	-5.3
Effect Rate	2.02	1.83		
Ex-Hi Value	223,400	233,800		4.7
Net Tax	4,996	4,777	-219	-4.4
Effect Rate	2.24	2.04		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,081,862	7,510,780	428,918	6.1	131,760	132,539	780	.6	1.86	1.76
Res Non-Hmstd	822,385	849,166	26,781	3.3	27,287	25,692	-1,596	-5.8	3.32	3.03
Apartments	950,001	994,213	44,213	4.7	46,045	42,912	-3,133	-6.8	4.85	4.32
Low-income Apts	191,462	190,320	-1,143	- .6	6,781	6,087	-694	-10.2	3.54	3.20
Seasnl Rec Res	3,270	3,126	-143	-4.4	103	95	-8	-7.4	3.14	3.04
Seasnl Rec Comm	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Commercial	3,390,460	3,620,048	229,588	6.8	217,243	211,266	-5,977	-2.8	6.41	5.84
Industrial	707,759	723,977	16,218	2.3	44,713	41,251	-3,463	-7.7	6.32	5.70
Public Utility	320,730	322,759	2,029	.6	21,007	19,446	-1,561	-7.4	6.55	6.02
Ag Hmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-hmstd	564	508	-56	-9.9	12	11	-2	-12.2	2.19	2.13
<b>Total (incl TIF)</b>	<b>13,468,492</b>	<b>14,214,897</b>	<b>746,404</b>	<b>5.5</b>	<b>494,951</b>	<b>479,298</b>	<b>-15,654</b>	<b>-3.2</b>	<b>3.67</b>	<b>3.37</b>

TIF Levy	61,860	64,360	2,500	4.0
Total (excl TIF)	433,092	414,938	-18,154	-4.2

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	82,154	81,343	-812	-1.0	91,895	92,051	156	.2
Fisc Disp Distrib	16,075	16,704	628	3.9	16,006	17,523	1,517	9.5
Total Levy	98,230	98,046	-183	- .2	107,900	109,574	1,674	1.6
Property Tax Aids	12,440	11,920	-520	-4.2	98,817	100,700	1,883	1.9
<b>Total Levy + Aid</b>	<b>110,670</b>	<b>109,967</b>	<b>-703</b>	<b>- .6</b>	<b>206,717</b>	<b>210,274</b>	<b>3,557</b>	<b>1.7</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	185,859	167,286	-18,572	-10.0	16,610	16,888	277	1.7
Fisc Disp Distrib	32,689	35,438	2,749	8.4	3,890	3,867	-23	-.6
Total Levy	218,547	202,725	-15,823	-7.2	20,501	20,755	254	1.2
Property Tax Aids	5,211	2,868	-2,343	-45.0	3,376	3,174	-202	-6.0
<b>Total Levy + Aid</b>	<b>223,759</b>	<b>205,593</b>	<b>-18,166</b>	<b>-8.1</b>	<b>23,876</b>	<b>23,929</b>	<b>52</b>	<b>.2</b>

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	344,340	323,101	-21,239	-6.2					
(-) TIF Tax Cap	43,782	43,874	92	.2	County	31.60	34.44	0.000	0.000
(-) FD Contr Tax Cap	40,591	43,034	2,443	6.0	City/Town	35.35	38.97	0.000	0.000
(=) Txbl Tax Cap	259,968	236,193	-23,775	-9.1	School Dist	67.95	66.13	.684	.781
					Special Dist	6.39	7.15	0.000	0.000
FD Distr Tax Cap	45,041	42,716	-2,325	-5.2	Total	141.29	146.69	.684	.781

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	56,500	58,900		4.2
Net Tax	837	839	2	.2
Effect Rate	1.48	1.42		
Avg Value	84,800	88,300		4.1
Net Tax	1,437	1,410	-27	-1.9
Effect Rate	1.69	1.60		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	113,100	117,700		4.1
Net Tax	2,256	2,165	-91	-4.0
Effect Rate	1.99	1.84		
Ex-Hi Value	169,600	176,600		4.1
Net Tax	3,891	3,770	-121	-3.1
Effect Rate	2.29	2.13		



Simulation ID: 98V1  
11/20/98  
2:38 pm

BASELINE: Final Pay '97 (Revised)  
vs.  
ALTERNATIVE: Final Pay '98

(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,932,755	5,189,958	257,203	5.2	89,913	83,227	-6,685	-7.4	1.82	1.60
Res Non-Hmstd	364,712	353,338	-11,374	-3.1	12,616	10,341	-2,275	-18.0	3.46	2.93
Apartments	529,098	543,121	14,023	2.7	27,021	22,948	-4,074	-15.1	5.11	4.23
Low-income Apts	108,071	126,712	18,641	17.2	4,012	4,064	52	1.3	3.71	3.21
Seasnl Rec Res	869	808	-61	-7.0	26	21	-5	-19.8	3.02	2.60
Seasnl Rec Comm	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Commercial	994,249	1,070,516	76,267	7.7	63,774	57,925	-5,849	-9.2	6.41	5.41
Industrial	463,048	474,574	11,526	2.5	30,854	27,052	-3,802	-12.3	6.66	5.70
Public Utility	182,360	183,689	1,329	.7	12,451	10,842	-1,609	-12.9	6.83	5.90
Ag Hmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-hmstd	530	530	-0	-0.0	12	11	-1	-9.5	2.26	2.04
<b>Total (incl TIF)</b>	<b>7,575,691</b>	<b>7,943,245</b>	<b>367,554</b>	<b>4.9</b>	<b>240,679</b>	<b>216,430</b>	<b>-24,249</b>	<b>-10.1</b>	<b>3.18</b>	<b>2.72</b>

TIF Levy	15,119	16,053	934	6.2
Total (excl TIF)	225,560	200,377	-25,183	-11.2

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	55,308	54,164	-1,144	-2.1	48,467	47,536	-931	-1.9
Fisc Disp Distrib	17,381	19,289	1,907	11.0	15,721	16,307	587	3.7
Total Levy	72,689	73,453	764	1.1	64,188	63,843	-345	-0.5
Property Tax Aids	8,081	8,016	-64	-0.8	65,024	66,254	1,231	1.9
<b>Total Levy + Aid</b>	<b>80,770</b>	<b>81,469</b>	<b>699</b>	<b>.9</b>	<b>129,212</b>	<b>130,098</b>	<b>886</b>	<b>.7</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	95,221	77,534	-17,687	-18.6	8,839	8,899	60	.7
Fisc Disp Distrib	29,217	32,038	2,821	9.7	3,623	3,644	21	.6
Total Levy	124,438	109,572	-14,866	-11.9	12,462	12,543	82	.7
Property Tax Aids	6,643	4,805	-1,837	-27.7	1,794	1,733	-62	-3.4
<b>Total Levy + Aid</b>	<b>131,080</b>	<b>114,377</b>	<b>-16,703</b>	<b>-12.7</b>	<b>14,256</b>	<b>14,276</b>	<b>20</b>	<b>.1</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	160,961	151,969	-8,991	-5.6					
(-) TIF Tax Cap	10,053	11,003	951	9.5	County	40.02	42.00	0.000	0.000
(-) FD Contr Tax Cap	12,717	12,012	-706	-5.5	City/Town	35.07	36.86	0.000	0.000
(=) Txbl Tax Cap	138,191	128,954	-9,236	-6.7	School Dist	68.91	60.12	0.000	0.000
					Special Dist	6.40	6.90	0.000	0.000
FD Distr Tax Cap	41,942	40,249	-1,693	-4.0	Total	150.40	145.89	0.000	0.000

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	52,600	54,900		4.4
Net Tax	791	738	-53	-6.7
Effect Rate	1.50	1.34		
Avg Value	78,900	82,400		4.4
Net Tax	1,290	1,192	-98	-7.6
Effect Rate	1.64	1.45		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	105,200	109,900		4.5
Net Tax	2,081	1,876	-205	-9.9
Effect Rate	1.98	1.71		
Ex-Hi Value	157,800	164,800		4.4
Net Tax	3,664	3,293	-371	-10.1
Effect Rate	2.32	2.00		