

**STATEWIDE**

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	324,713,017	315,056,509	-9,656,508	-3.0	3,509,347	3,802,753	293,406	8.4	1.08	1.21
ResNonHm Exist	42,556,369	41,020,411	-1,535,957	-3.6	531,137	570,872	39,735	7.5	1.25	1.39
Apartments Exist	18,327,787	18,162,344	-165,443	-0.9	276,578	307,797	31,218	11.3	1.51	1.69
Low-inc Apts Exi	2,724,116	2,703,789	-20,327	-0.7	25,835	28,724	2,889	11.2	0.95	1.06
Seas Rec: Exist	28,396,079	30,456,171	2,060,092	7.3	233,140	255,577	22,437	9.6	0.82	0.84
Com/Ind Lo Exist	10,005,328	10,066,700	61,372	0.6	248,040	268,021	19,981	8.1	2.48	2.66
Com/Ind Hi Exist	67,664,645	68,171,519	506,873	0.7	2,178,579	2,360,605	182,026	8.4	3.22	3.46
Publ U: Elec Gen	1,507,508	1,312,830	-194,678	-12.9	33,246	32,079	-1,167	-3.5	2.21	2.44
Publ U: Other	6,196,823	5,813,713	-383,110	-6.2	188,085	186,495	-1,590	-0.8	3.04	3.21
AgHm House Exist	12,439,578	12,955,483	515,905	4.1	103,911	117,492	13,581	13.1	0.84	0.91
AgHm Land: Exist	43,195,588	48,742,279	5,546,691	12.8	184,841	217,382	32,541	17.6	0.43	0.45
Ag NonHm: Exist	22,791,098	26,194,929	3,403,831	14.9	186,855	220,105	33,250	17.8	0.82	0.84
Misc props	869,127	879,171	10,044	1.2	13,182	14,961	1,780	13.5	1.52	1.70
ResHmstd: NewCon	0	2,082,631	2,082,631	0.0	0	25,993	25,993	0.0	0.00	1.25
All Other NewCon	0	1,893,111	1,893,111	0.0	0	23,131	23,131	0.0	0.00	1.22
<b>Total</b>	<b>581,387,062</b>	<b>585,511,591</b>	<b>4,124,529</b>	<b>0.7</b>	<b>7,712,777</b>	<b>8,431,988</b>	<b>719,211</b>	<b>9.3</b>	<b>1.33</b>	<b>1.44</b>

**Tax Base**

	Baseline	Alternative	Change	Pctg Chng
Total Tax Capacity	6,552,547	6,571,086	18,540	0.3
(-) TIF Tax Capacity	308,614	295,876	-12,738	-4.1
(-) FD Contrib Tax Cap	400,281	428,421	28,141	7.0
(=) Taxable Tax Capacity	<u>5,843,652</u>	<u>5,846,789</u>	<u>3,137</u>	<u>0.1</u>
FD Distrib Tax Cap	400,278	428,421	28,143	7.0

**Tax Rates**

	Net Tax Cap (Pctg)		Ref Mkt Val	
	Base	Alter	Base	Alter
County	41.06	44.02	0.049	0.050
City/Town	30.56	34.85	0.671	0.681
School District	20.80	22.18	15.444	17.812
Special District	<u>4.40</u>	<u>4.65</u>	<u>0.005</u>	<u>0.005</u>
<b>Total</b>	<b>96.82</b>	<b>105.70</b>	<b>16.170</b>	<b>18.549</b>

**GREATER MINNESOTA**

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	109,404,089	110,200,403	796,314	0.7	1,081,182	1,199,893	118,711	11.0	0.99	1.09
ResNonHm Exist	14,102,649	14,279,829	177,180	1.3	169,905	187,172	17,267	10.2	1.20	1.31
Apartments Exist	3,781,185	3,796,172	14,987	0.4	58,439	64,203	5,764	9.9	1.55	1.69
Low-inc Apts Exi	940,927	944,446	3,519	0.4	9,186	10,164	978	10.6	0.98	1.08
Seas Rec: Exist	27,881,952	29,915,511	2,033,559	7.3	227,625	249,230	21,605	9.5	0.82	0.83
Com/Ind Lo Exist	5,915,896	5,998,560	82,664	1.4	147,159	159,493	12,334	8.4	2.49	2.66
Com/Ind Hi Exist	14,781,026	15,408,193	627,167	4.2	473,594	527,014	53,421	11.3	3.20	3.42
Publ U: Elec Gen	1,155,867	1,002,014	-153,854	-13.3	25,490	24,391	-1,099	-4.3	2.21	2.43
Publ U: Other	3,840,387	3,678,264	-162,123	-4.2	113,009	113,044	35	0.0	2.94	3.07
AgHm House Exist	11,124,500	11,627,568	503,068	4.5	92,142	104,141	12,000	13.0	0.83	0.90
AgHm Land: Exist	41,290,097	46,589,654	5,299,557	12.8	177,689	208,118	30,428	17.1	0.43	0.45
Ag NonHm: Exist	21,133,720	24,176,521	3,042,801	14.4	172,237	200,527	28,290	16.4	0.81	0.83
Misc props	317,168	325,686	8,518	2.7	5,086	5,716	630	12.4	1.60	1.76
ResHmstd: NewCon	0	759,066	759,066	0.0	0	8,728	8,728	0.0	0.00	1.15
All Other NewCon	0	816,815	816,815	0.0	0	8,456	8,456	0.0	0.00	1.04
<b>Total</b>	<b>255,669,463</b>	<b>269,518,702</b>	<b>13,849,239</b>	<b>5.4</b>	<b>2,752,742</b>	<b>3,070,291</b>	<b>317,548</b>	<b>11.5</b>	<b>1.08</b>	<b>1.14</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	2,636,836	2,758,765	121,929	4.6	County	46.84	48.24	0.025	0.024	
(-) TIF Tax Capacity	48,612	46,580	-2,032	-4.2	City/Town	26.87	29.94	0.300	0.295	
(-) FD Contrib Tax Cap	4,487	5,127	640	14.3	School District	18.80	19.56	12.463	15.127	
(=) Taxable Tax Capacity	2,583,736	2,707,058	123,322	4.8	Special District	1.51	1.54	0.014	0.000	
FD Distrib Tax Cap	4,485	5,127	642	14.3	<b>Total</b>	<b>94.02</b>	<b>99.27</b>	<b>12.802</b>	<b>15.445</b>	

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,900	112,700	800	0.7	924	1,022	98	10.6	0.83	0.91
Res Hmstd: Avg Val	167,700	168,900	1,200	0.7	1,570	1,717	147	9.4	0.94	1.02
Res Hmstd: Hi Val	223,600	225,200	1,600	0.7	2,217	2,414	196	8.9	0.99	1.07
Res Hmstd: Ex-Hi Val	335,500	337,900	2,400	0.7	3,513	3,808	295	8.4	1.05	1.13
Apartment	300,000	301,200	1,200	0.4	3,910	4,203	293	7.5	1.30	1.4
Comm/Ind: Lo Val	150,000	156,400	6,400	4.3	3,333	3,702	370	11.1	2.22	2.37
Comm/Ind: Med Val	300,000	312,700	12,700	4.2	7,713	8,493	781	10.1	2.57	2.72
Comm/Ind: Hi Val	1,000,000	1,042,400	42,400	4.2	28,151	30,860	2,709	9.6	2.82	2.96

**METRO AREA**

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	215,308,928	204,856,106	-10,452,822	-4.9	2,428,165	2,602,860	174,695	7.2	1.13	1.27
ResNonHm Exist	28,453,720	26,740,583	-1,713,137	-6.0	361,232	383,700	22,469	6.2	1.27	1.43
Apartments Exist	14,546,602	14,366,172	-180,430	-1.2	218,139	243,593	25,454	11.7	1.50	1.70
Low-inc Apts Exi	1,783,189	1,759,343	-23,846	-1.3	16,648	18,560	1,911	11.5	0.93	1.05
Seas Rec: Exist	514,127	540,660	26,534	5.2	5,515	6,347	832	15.1	1.07	1.17
Com/Ind Lo Exist	4,089,432	4,068,139	-21,292	-0.5	100,882	108,528	7,647	7.6	2.47	2.67
Com/Ind Hi Exist	52,883,619	52,763,326	-120,293	-0.2	1,704,986	1,833,591	128,605	7.5	3.22	3.48
Publ U: Elec Gen	351,641	310,817	-40,824	-11.6	7,757	7,688	-68	-0.9	2.21	2.47
Publ U: Other	2,356,436	2,135,449	-220,987	-9.4	75,076	73,451	-1,625	-2.2	3.19	3.44
AgHm House Exist	1,315,077	1,327,914	12,837	1.0	11,770	13,351	1,581	13.4	0.89	1.01
AgHm Land: Exist	1,905,491	2,152,625	247,135	13.0	7,152	9,264	2,113	29.5	0.38	0.43
Ag NonHm: Exist	1,657,378	2,018,408	361,030	21.8	14,618	19,579	4,960	33.9	0.88	0.97
Misc props	551,960	553,486	1,526	0.3	8,095	9,245	1,150	14.2	1.47	1.67
ResHmstd: NewCon	0	1,323,565	1,323,565	0.0	0	17,265	17,265	0.0	0.00	1.30
All Other NewCon	0	1,076,296	1,076,296	0.0	0	14,675	14,675	0.0	0.00	1.36
<b>Total</b>	<b>325,717,599</b>	<b>315,992,889</b>	<b>-9,724,710</b>	<b>-3.0</b>	<b>4,960,035</b>	<b>5,361,697</b>	<b>401,662</b>	<b>8.1</b>	<b>1.52</b>	<b>1.70</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	3,915,711	3,812,321	-103,390	-2.6	County	36.48	40.38	0.062	0.064	
(-) TIF Tax Capacity	260,002	249,296	-10,706	-4.1	City/Town	33.49	39.08	0.863	0.892	
(-) FD Contrib Tax Cap	395,794	423,294	27,501	6.9	School District	22.39	24.45	16.985	19.273	
(=) Taxable Tax Capacity	3,259,915	3,139,731	-120,184	-3.7	Special District	6.68	7.33	0.000	0.008	
FD Distrib Tax Cap	395,794	423,294	27,501	6.9	<b>Total</b>	<b>99.04</b>	<b>111.24</b>	<b>17.910</b>	<b>20.237</b>	

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	185,400	176,400	-4.9	1,963	2,106	143	7.3	1.06	1.19
Res Hmstd: Avg Val	277,900	264,400	-4.9	3,128	3,342	214	6.8	1.13	1.26
Res Hmstd: Hi Val	370,500	352,500	-4.9	4,294	4,579	285	6.6	1.16	1.3
Res Hmstd: Ex-Hi Val	555,800	528,800	-4.9	6,638	7,032	394	5.9	1.19	1.33
Apartment	300,000	296,300	-1.2	4,251	4,720	468	11.0	1.42	1.59
Comm/Ind: Lo Val	150,000	149,700	-0.2	3,522	3,840	317	9.0	2.35	2.56
Comm/Ind: Med Val	300,000	299,300	-0.2	8,130	8,853	723	8.9	2.71	2.96
Comm/Ind: Hi Val	1,000,000	997,700	-0.2	29,629	32,266	2,637	8.9	2.96	3.23

**GREATER MINNESOTA CITIES**

Tax Burdens by Property Class	Taxable Market Value				Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	61,355,455	61,250,674	-104,782	-0.2	689,130	769,121	79,992	11.6	1.12	1.26
ResNonHm Exist	8,832,913	8,809,638	-23,274	-0.3	118,171	129,932	11,760	10.0	1.34	1.47
Apartments Exist	3,713,540	3,728,377	14,837	0.4	57,689	63,405	5,717	9.9	1.55	1.70
Low-inc Apts Exi	940,030	943,532	3,502	0.4	9,178	10,156	978	10.7	0.98	1.08
Seas Rec: Exist	3,542,371	3,705,891	163,520	4.6	32,605	35,597	2,992	9.2	0.92	0.96
Com/Ind Lo Exist	4,830,304	4,898,476	68,172	1.4	125,066	136,191	11,125	8.9	2.59	2.78
Com/Ind Hi Exist	13,393,758	13,966,241	572,483	4.3	436,453	487,005	50,552	11.6	3.26	3.49
Publ U: Elec Gen	1,128,851	976,994	-151,857	-13.5	25,058	23,969	-1,089	-4.3	2.22	2.45
Publ U: Other	1,392,747	1,257,636	-135,112	-9.7	45,923	44,637	-1,286	-2.8	3.30	3.55
AgHm House Exist	355,375	369,080	13,705	3.9	3,991	4,632	642	16.1	1.12	1.26
AgHm Land: Exist	534,779	619,289	84,511	15.8	2,802	3,652	849	30.3	0.52	0.59
Ag NonHm: Exist	758,688	914,217	155,530	20.5	8,562	11,238	2,676	31.3	1.13	1.23
Misc props	258,988	265,946	6,958	2.7	4,403	4,974	571	13.0	1.70	1.87
ResHmstd: NewCon	0	426,294	426,294	0.0	0	5,596	5,596	0.0	0.00	1.31
All Other NewCon	0	309,393	309,393	0.0	0	4,398	4,398	0.0	0.00	1.42
<b>Total</b>	<b>101,037,799</b>	<b>102,441,677</b>	<b>1,403,878</b>	<b>1.4</b>	<b>1,559,030</b>	<b>1,734,503</b>	<b>175,473</b>	<b>11.3</b>	<b>1.54</b>	<b>1.69</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,206,020	1,223,385	17,365	1.4	County	46.54	48.36	0.021	0.021
(-) TIF Tax Capacity	48,052	46,003	-2,049	-4.3	City/Town	43.90	51.26	0.513	0.508
(-) FD Contrib Tax Cap	3,101	3,614	513	16.5	School District	20.70	21.63	13.141	15.700
(=) Taxable Tax Capacity	1,154,867	1,173,768	18,901	1.6	Special District	1.71	1.75	0.024	0.000
FD Distrib Tax Cap	3,561	4,071	510	14.3	<b>Total</b>	<b>112.85</b>	<b>123.01</b>	<b>13.699</b>	<b>16.228</b>

**Tax Burdens on  
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,300	96,100	-200	-0.2	933	1,052	119	12.8	0.97	1.09
Res Hmstd: Avg Val	144,400	144,200	-200	-0.1	1,585	1,765	180	11.4	1.1	1.22
Res Hmstd: Hi Val	192,500	192,200	-300	-0.2	2,237	2,477	240	10.7	1.16	1.29
Res Hmstd: Ex-Hi Val	288,800	288,300	-500	-0.2	3,542	3,901	359	10.1	1.23	1.35
Apartment	300,000	301,200	1,200	0.4	4,643	5,120	477	10.3	1.55	1.7
Comm/Ind: Lo Val	150,000	156,400	6,400	4.3	3,770	4,279	509	13.5	2.51	2.74
Comm/Ind: Med Val	300,000	312,800	12,800	4.3	8,728	9,828	1,100	12.6	2.91	3.14
Comm/Ind: Hi Val	1,000,000	1,042,700	42,700	4.3	31,866	35,723	3,857	12.1	3.19	3.43

**GREATER MINNESOTA TOWNS**

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	48,048,634	48,949,729	901,096	1.9	392,052	430,771	38,719	9.9	0.82	0.88
ResNonHm Exist	5,269,736	5,470,190	200,455	3.8	51,734	57,240	5,506	10.6	0.98	1.05
Apartments Exist	67,645	67,795	150	0.2	750	798	48	6.4	1.11	1.18
Low-inc Apts Exi	897	915	18	2.0	9	9	0	1.4	0.96	0.95
Seas Rec: Exist	24,339,582	26,209,620	1,870,039	7.7	195,020	213,633	18,613	9.5	0.80	0.82
Com/Ind Lo Exist	1,085,592	1,100,084	14,492	1.3	22,092	23,301	1,209	5.5	2.04	2.12
Com/Ind Hi Exist	1,387,268	1,441,951	54,684	3.9	37,141	40,010	2,869	7.7	2.68	2.77
Publ U: Elec Gen	27,016	25,020	-1,996	-7.4	432	422	-10	-2.3	1.60	1.69
Publ U: Other	2,447,640	2,420,629	-27,011	-1.1	67,087	68,407	1,320	2.0	2.74	2.83
AgHm House Exist	10,769,125	11,258,489	489,363	4.5	88,151	99,509	11,358	12.9	0.82	0.88
AgHm Land: Exist	40,755,318	45,970,364	5,215,046	12.8	174,887	204,466	29,579	16.9	0.43	0.44
Ag NonHm: Exist	20,375,005	23,262,271	2,887,266	14.2	163,675	189,289	25,614	15.6	0.80	0.81
Misc props	58,179	59,740	1,561	2.7	683	742	59	8.7	1.17	1.24
ResHmstd: NewCon	0	332,772	332,772	0.0	0	3,131	3,131	0.0	0.00	0.94
All Other NewCon	0	507,422	507,422	0.0	0	4,058	4,058	0.0	0.00	0.80
<b>Total</b>	<b>154,631,636</b>	<b>167,076,992</b>	<b>12,445,356</b>	<b>8.0</b>	<b>1,193,711</b>	<b>1,335,787</b>	<b>142,075</b>	<b>11.9</b>	<b>0.77</b>	<b>0.80</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	1,430,816	1,535,380	104,564	7.3	County	47.09	48.15		0.030	0.029
(-) TIF Tax Capacity	560	576	16	2.9	City/Town	13.10	13.61		0.008	0.007
(-) FD Contrib Tax Cap	1,386	1,514	127	9.2	School District	17.26	17.97		11.532	14.353
(=) Taxable Tax Capacity	1,428,869	1,533,290	104,421	7.3	Special District	1.35	1.37		0.000	0.000
FD Distrib Tax Cap	924	1,056	132	14.3	<b>Total</b>	<b>78.80</b>	<b>81.10</b>		<b>11.569</b>	<b>14.390</b>

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,000	143,600	2,600	1.8	1,029	1,128	99	9.7	0.73	0.79
Res Hmstd: Avg Val	211,400	215,400	4,000	1.9	1,728	1,878	150	8.7	0.82	0.87
Res Hmstd: Hi Val	281,800	287,100	5,300	1.9	2,428	2,628	200	8.2	0.86	0.92
Res Hmstd: Ex-Hi Val	422,900	430,800	7,900	1.9	3,822	4,114	292	7.6	0.90	0.95
Apartment	300,000	300,700	700	0.2	3,302	3,481	179	5.4	1.10	1.16
Comm/Ind: Lo Val	150,000	155,900	5,900	3.9	2,972	3,240	269	9.0	1.98	2.08
Comm/Ind: Med Val	300,000	311,800	11,800	3.9	6,876	7,436	560	8.1	2.29	2.38
Comm/Ind: Hi Val	1,000,000	1,039,400	39,400	3.9	25,098	27,018	1,920	7.6	2.51	2.6

**NORTHWEST CITIES**

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	5,206,092	5,265,899	59,807	1.1	59,993	66,718	6,725	11.2	1.15	1.27
ResNonHm Exist	696,059	709,032	12,973	1.9	9,602	10,582	980	10.2	1.38	1.49
Apartments Exist	425,068	430,482	5,414	1.3	6,806	7,436	630	9.3	1.60	1.73
Low-inc Apts Exi	106,291	107,432	1,141	1.1	1,070	1,175	104	9.7	1.01	1.09
Seas Rec: Exist	242,473	262,091	19,619	8.1	2,572	2,899	328	12.7	1.06	1.11
Com/Ind Lo Exist	600,508	611,501	10,993	1.8	15,576	16,775	1,199	7.7	2.59	2.74
Com/Ind Hi Exist	1,166,662	1,206,984	40,322	3.5	34,411	37,360	2,949	8.6	2.95	3.10
Publ U: Elec Gen	18,837	16,688	-2,150	-11.4	434	431	-3	-0.7	2.31	2.58
Publ U: Other	97,868	90,168	-7,701	-7.9	3,393	3,328	-65	-1.9	3.47	3.69
AgHm House Exist	20,272	21,009	738	3.6	234	272	38	16.2	1.15	1.29
AgHm Land: Exist	46,523	65,751	19,228	41.3	269	418	149	55.2	0.58	0.64
Ag NonHm: Exist	51,715	67,268	15,553	30.1	636	863	227	35.7	1.23	1.28
Misc props	32,259	33,127	868	2.7	568	632	64	11.3	1.76	1.91
ResHmstd: NewCon	0	47,849	47,849	0.0	0	626	626	0.0	0.00	1.31
All Other NewCon	0	34,160	34,160	0.0	0	494	494	0.0	0.00	1.45
<b>Total</b>	<b>8,710,628</b>	<b>8,969,440</b>	<b>258,812</b>	<b>3.0</b>	<b>135,564</b>	<b>150,009</b>	<b>14,445</b>	<b>10.7</b>	<b>1.56</b>	<b>1.67</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	103,994	106,933	2,940	2.8	County	50.15	50.43	0.000	0.000	
(-) TIF Tax Capacity	5,317	5,415	98	1.8	City/Town	46.17	53.73	0.301	0.294	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.17	22.73	11.632	14.198	
(=) Taxable Tax Capacity	98,676	101,518	2,842	2.9	Special District	3.26	3.37	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>121.74</b>	<b>130.25</b>	<b>11.934</b>	<b>14.493</b>	

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,100	76,000		1.2	704	796	93	13.2	0.94	1.05
Res Hmstd: Avg Val	112,500	113,800		1.2	1,233	1,377	145	11.7	1.1	1.21
Res Hmstd: Hi Val	150,000	151,700		1.1	1,768	1,960	192	10.9	1.18	1.29
Res Hmstd: Ex-Hi Val	225,100	227,700		1.2	2,839	3,128	289	10.2	1.26	1.37
Apartment	300,000	303,800		1.3	4,923	5,387	463	9.4	1.64	1.77
Comm/Ind: Lo Val	150,000	155,200		3.5	3,944	4,380	437	11.1	2.63	2.82
Comm/Ind: Med Val	300,000	310,400		3.5	9,142	10,084	942	10.3	3.05	3.25
Comm/Ind: Hi Val	1,000,000	1,034,600		3.5	33,402	36,701	3,299	9.9	3.34	3.55

**NORTHWEST TOWNS**

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	6,442,599	6,596,685	154,086	2.4	50,103	54,247	4,144	8.3	0.78	0.82
ResNonHm Exist	601,210	643,929	42,718	7.1	5,811	6,476	665	11.4	0.97	1.01
Apartments Exist	10,976	11,013	37	0.3	104	110	6	6.1	0.95	1.00
Low-inc Apts Exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seas Rec: Exist	4,995,483	5,472,929	477,446	9.6	40,066	43,983	3,917	9.8	0.80	0.80
Com/Ind Lo Exist	163,093	164,302	1,209	0.7	3,267	3,386	119	3.6	2.00	2.06
Com/Ind Hi Exist	215,886	225,399	9,513	4.4	5,900	6,317	417	7.1	2.73	2.80
Publ U: Elec Gen	404	369	-35	-8.6	6	6	0	-1.6	1.54	1.66
Publ U: Other	426,318	421,061	-5,257	-1.2	12,150	12,126	-24	-0.2	2.85	2.88
AgHm House Exist	1,571,134	1,659,102	87,968	5.6	12,414	13,880	1,467	11.8	0.79	0.84
AgHm Land: Exist	6,715,080	7,652,824	937,744	14.0	29,180	33,953	4,773	16.4	0.43	0.44
Ag NonHm: Exist	4,086,530	4,759,747	673,217	16.5	34,897	40,399	5,503	15.8	0.85	0.85
Misc props	7,566	7,656	89	1.2	84	88	4	4.7	1.11	1.15
ResHmstd: NewCon	0	64,658	64,658	0.0	0	584	584	0.0	0.00	0.90
All Other NewCon	0	86,290	86,290	0.0	0	671	671	0.0	0.00	0.78
<b>Total</b>	<b>25,236,279</b>	<b>27,765,963</b>	<b>2,529,684</b>	<b>10.0</b>	<b>193,981</b>	<b>216,227</b>	<b>22,245</b>	<b>11.5</b>	<b>0.77</b>	<b>0.78</b>

**Tax Base**

**Tax Rates**

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	232,170	253,823	21,653	9.3	County	46.82	46.65	0.000	0.000
(-) TIF Tax Capacity	12	13	1	8.3	City/Town	12.71	13.01	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.56	15.97	12.999	15.812
(=) Taxable Tax Capacity	232,158	253,811	21,652	9.3	Special District	3.13	3.25	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>78.22</b>	<b>78.87</b>	<b>12.999</b>	<b>15.812</b>

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	130,700	133,800	3,100	2.4	937	1,015	77	8.3	0.72	0.76
Res Hmstd: Avg Val	195,900	200,600	4,700	2.4	1,591	1,708	117	7.3	0.81	0.85
Res Hmstd: Hi Val	261,200	267,400	6,200	2.4	2,245	2,400	155	6.9	0.86	0.9
Res Hmstd: Ex-Hi Val	391,800	401,200	9,400	2.4	3,554	3,787	233	6.6	0.91	0.94
Apartment	300,000	301,000	1,000	0.3	3,323	3,444	120	3.6	1.11	1.14
Comm/Ind: Lo Val	150,000	156,600	6,600	4.4	2,980	3,228	248	8.3	1.99	2.06
Comm/Ind: Med Val	300,000	313,200	13,200	4.4	6,889	7,395	506	7.4	2.3	2.36
Comm/Ind: Hi Val	1,000,000	1,044,100	44,100	4.4	25,130	26,844	1,714	6.8	2.51	2.57

**NORTH CENTRAL CITIES**

Tax Burdens by Property Class	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Exist	4,026,305	4,036,601	10,296	0.3	34,957	39,053	4,095	11.7	0.87	0.97
ResNonHm Exist	685,680	699,137	13,457	2.0	7,770	8,705	935	12.0	1.13	1.25
Apartments Exist	210,825	212,989	2,163	1.0	2,957	3,307	350	11.8	1.40	1.55
Low-inc Apts Exi	79,323	80,373	1,050	1.3	740	839	99	13.4	0.93	1.04
Seas Rec: Exist	2,443,736	2,527,858	84,121	3.4	19,831	21,151	1,320	6.7	0.81	0.84
Com/Ind Lo Exist	520,061	525,783	5,722	1.1	12,189	13,291	1,102	9.0	2.34	2.53
Com/Ind Hi Exist	1,135,263	1,166,640	31,377	2.8	33,695	36,983	3,288	9.8	2.97	3.17
Publ U: Elec Gen	2,156	2,069	-86	-4.0	60	64	4	5.9	2.80	3.09
Publ U: Other	75,048	69,203	-5,844	-7.8	2,307	2,272	-35	-1.5	3.07	3.28
AgHm House Exist	29,512	29,529	18	0.1	279	312	33	11.8	0.95	1.06
AgHm Land: Exist	45,997	48,947	2,950	6.4	166	201	35	21.0	0.36	0.41
Ag NonHm: Exist	57,342	62,678	5,336	9.3	451	519	68	15.2	0.79	0.83
Misc props	20,801	21,714	913	4.4	336	387	51	15.3	1.61	1.78
ResHmstd: NewCon	0	21,684	21,684	0.0	0	227	227	0.0	0.00	1.05
All Other NewCon	0	42,164	42,164	0.0	0	443	443	0.0	0.00	1.05
<b>Total</b>	<b>9,332,049</b>	<b>9,547,369</b>	<b>215,320</b>	<b>2.3</b>	<b>115,738</b>	<b>127,754</b>	<b>12,016</b>	<b>10.4</b>	<b>1.24</b>	<b>1.34</b>

Tax Base					Tax Rates		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	110,204	112,773	2,568	2.3	County	36.28	36.96	0.000	0.000
(-) TIF Tax Capacity	3,153	3,222	69	2.2	City/Town	35.83	40.46	0.087	0.086
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.44	16.50	8.140	10.920
(=) Taxable Tax Capacity	107,052	109,551	2,500	2.3	Special District	0.71	0.71	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>88.25</b>	<b>94.62</b>	<b>8.227</b>	<b>11.006</b>

Tax Burdens on Hypothetical Properties	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,400	98,700	0.3	666	759	93	14.0	0.68	0.77
Res Hmstd: Avg Val	147,500	147,900	0.3	1,183	1,323	139	11.8	0.80	0.89
Res Hmstd: Hi Val	196,700	197,200	0.3	1,702	1,888	186	10.9	0.87	0.96
Res Hmstd: Ex-Hi Val	295,100	295,900	0.3	2,740	3,019	279	10.2	0.93	1.02
Apartment	300,000	303,100	1.0	3,556	3,918	362	10.2	1.19	1.29
Comm/Ind: Lo Val	150,000	154,100	2.7	3,135	3,455	321	10.2	2.09	2.24
Comm/Ind: Med Val	300,000	308,300	2.8	7,273	7,970	697	9.6	2.42	2.59
Comm/Ind: Hi Val	1,000,000	1,027,600	2.8	26,584	29,029	2,445	9.2	2.66	2.82

