

Property Tax Model Report

Pay 2022 Certified Levies and Values per Abstract compared to Pay 2021 Final Values and Levies per Tax List

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1 REGION: STATEWIDE

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

1.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	399,522,907	419,950,550	20,427,644	5.11	3,807,578	4,026,898	219,320	5.76
Res Nonhomestead	61,376,049	63,372,306	1,996,257	3.25	649,331	671,827	22,496	3.46
Apartments	44,464,550	44,640,992	176,442	0.40	555,807	558,012	2,206	0.40
Low-Income Apts	7,117,590	8,008,848	891,259	12.52	52,212	58,951	6,739	12.91
Seasonal Rec	30,697,924	31,786,104	1,088,180	3.54	312,943	324,895	11,951	3.82
New Construction	NA	10,290,059	NA	NA	NA	123,101	NA	NA
C/I First Tier	10,858,138	10,624,367	-233,771	-2.15	162,872	159,366	-3,507	-2.15
C/I Second Tier	89,176,606	88,713,673	-462,933	-0.52	1,783,532	1,774,273	-9,259	-0.52
Public Utility	16,362,029	14,819,284	-1,542,744	-9.43	326,991	296,177	-30,814	-9.42
Ag Homestead: House	13,253,099	14,028,799	775,700	5.85	116,062	124,351	8,289	7.14
Ag Homestead: Land	75,824,895	75,836,462	11,567	0.02	471,643	473,194	1,552	0.33
Ag Nonhomestead	52,592,910	52,374,974	-217,935	-0.41	522,197	519,964	-2,233	-0.43
Manufactured Homes	788,821	814,951	26,130	3.31	9,001	9,424	423	4.70
Miscellaneous	166,564	169,668	3,104	1.86	2,015	2,042	26	1.31
Total	802,202,082	835,431,040	33,228,957	4.14	8,772,184	9,122,475	350,291	3.99

1.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	4,880,573	5,138,127	257,554	5.28	1.22	1.22	0.00	0.16
Res Nonhomestead	833,356	861,646	28,290	3.39	1.36	1.36	0.00	0.14
Apartments	729,553	738,023	8,470	1.16	1.64	1.65	0.01	0.76
Low-Income Apts	72,762	82,953	10,191	14.01	1.02	1.04	0.01	1.32
Seasonal Rec	294,421	301,278	6,857	2.33	0.96	0.95	-0.01	-1.17
New Construction	NA	164,435	NA	NA	NA	1.60	NA	NA
C/I First Tier	233,763	229,597	-4,166	-1.78	2.15	2.16	0.01	0.38
C/I Second Tier	2,934,774	2,920,948	-13,826	-0.47	3.29	3.29	0.00	0.05
Public Utility	470,901	418,346	-52,555	-11.16	2.88	2.82	-0.06	-1.91
Ag Homestead: House	127,161	134,029	6,867	5.40	0.96	0.96	0.00	-0.43
Ag Homestead: Land	282,835	282,301	-534	-0.19	0.37	0.37	0.00	-0.20
Ag Nonhomestead	354,819	352,767	-2,052	-0.58	0.67	0.67	0.00	-0.16
Manufactured Homes	11,727	12,225	498	4.25	1.49	1.50	0.01	0.91
Miscellaneous	2,881	2,925	43	1.50	1.73	1.72	-0.01	-0.35
Total	11,229,526	11,639,599	410,073	3.65	1.40	1.39	-0.01	-0.47

1.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	1,583	1,362	-221	-13.99	3,273,595	3,384,672	111,077	3.39
City/Town	23,457	14,144	-9,314	-39.70	2,807,080	2,969,365	162,285	5.78
School Dist	1,236,056	1,277,354	41,298	3.34	1,872,379	1,938,617	66,238	3.54
Special Dist	946	1,013	68	7.14	378,739	399,384	20,645	5.45
Total	1,262,042	1,293,872	31,830	2.52	8,331,793	8,692,039	360,246	4.32

1.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.002	0.002	0.000	-18.00	40.80	40.57	-0.23	-0.56
City/Town	0.037	0.021	-0.016	-42.52	34.88	35.49	0.61	1.75
School Dist	1.935	1.907	-0.029	-1.48	23.36	23.26	-0.10	-0.43
Special Dist	0.001	0.002	0.000	2.14	4.71	4.77	0.07	1.43
Total	1.976	1.931	-0.045	-2.26	103.75	104.10	0.35	0.34

1.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	8,772,184	9,122,475	350,291	3.99
TIF Value	203,112	202,158	-953	-0.47
Powerline Value	1,901	2,132	231	12.14
FD Contribution Value	519,134	551,092	31,959	6.16
Taxable Net Tax Capacity	8,048,038	8,367,093	319,055	3.96
FD Distribution Value	443,585	555,808	112,223	25.30

1.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	180,300	187,800	2,009	2,106	97	4.83
Avg Value	270,400	281,500	3,206	3,350	144	4.49
High Value	360,400	375,300	4,402	4,596	194	4.41

2 REGION: METRO AREA

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

2.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	262,038,580	274,436,797	12,398,217	4.73	2,567,691	2,703,031	135,341	5.27
Res Nonhomestead	41,727,583	42,480,337	752,754	1.80	444,331	452,348	8,017	1.80
Apartments	37,043,407	37,067,020	23,613	0.06	463,043	463,338	295	0.06
Low-Income Apts	5,668,295	6,401,367	733,072	12.93	41,343	46,900	5,557	13.44
Seasonal Rec	1,502,613	1,505,976	3,363	0.22	16,900	16,993	93	0.55
New Construction	NA	6,823,056	NA	NA	NA	83,713	NA	NA
C/I First Tier	4,131,063	4,070,439	-60,624	-1.47	61,966	61,057	-909	-1.47
C/I Second Tier	67,255,414	66,843,443	-411,971	-0.61	1,345,108	1,336,869	-8,239	-0.61
Public Utility	4,873,270	3,392,400	-1,480,870	-30.39	97,431	67,832	-29,598	-30.38
Ag Homestead: House	1,227,085	1,276,014	48,929	3.99	11,950	12,469	519	4.34
Ag Homestead: Land	2,773,672	2,809,382	35,710	1.29	15,701	16,046	344	2.19
Ag Nonhomestead	2,074,080	2,086,129	12,049	0.58	20,652	20,772	120	0.58
Manufactured Homes	504,586	514,024	9,438	1.87	5,723	5,921	198	3.46
Miscellaneous	84,372	89,421	5,049	5.98	971	1,025	54	5.54
Total	430,904,019	449,795,804	18,891,786	4.38	5,092,809	5,288,313	195,503	3.84

2.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	3,246,289	3,416,741	170,452	5.25	1.24	1.25	0.01	0.50
Res Nonhomestead	559,652	574,391	14,739	2.63	1.34	1.35	0.01	0.81
Apartments	597,854	603,626	5,771	0.97	1.61	1.63	0.01	0.90
Low-Income Apts	56,224	64,813	8,588	15.28	0.99	1.01	0.02	2.07
Seasonal Rec	18,426	18,428	2	0.01	1.23	1.22	0.00	-0.21
New Construction	NA	112,178	NA	NA	NA	1.64	NA	NA
C/I First Tier	83,583	82,990	-593	-0.71	2.02	2.04	0.02	0.77
C/I Second Tier	2,210,604	2,191,871	-18,733	-0.85	3.29	3.28	-0.01	-0.24
Public Utility	154,266	106,431	-47,835	-31.01	3.17	3.14	-0.03	-0.89
Ag Homestead: House	12,402	12,701	298	2.40	1.01	1.00	-0.02	-1.52
Ag Homestead: Land	8,325	8,121	-204	-2.45	0.30	0.29	-0.01	-3.69
Ag Nonhomestead	15,941	15,570	-371	-2.33	0.77	0.75	-0.02	-2.89
Manufactured Homes	7,086	7,328	242	3.42	1.40	1.43	0.02	1.52
Miscellaneous	1,255	1,359	104	8.29	1.49	1.52	0.03	2.17
Total	6,971,909	7,216,548	244,639	3.51	1.62	1.60	-0.01	-0.84

2.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	1,183	1,183	0	0.02	1,548,958	1,591,699	42,740	2.76
City/Town	15,654	6,587	-9,067	-57.92	1,727,899	1,835,919	108,020	6.25
School Dist	838,301	873,108	34,806	4.15	1,122,729	1,157,972	35,243	3.14
Special Dist	0	0	0	0.00	313,197	333,237	20,040	6.40
Total	855,138	880,877	25,740	3.01	4,712,784	4,918,827	206,043	4.37

2.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.003	0.003	0.000	-4.19	35.06	34.71	-0.35	-0.99
City/Town	0.037	0.015	-0.022	-59.69	39.10	40.02	0.93	2.37
School Dist	1.988	1.983	-0.005	-0.23	25.42	25.26	-0.16	-0.63
Special Dist	0.000	0.000	0.000	0.00	7.09	7.26	0.18	2.51
Total	2.028	2.001	-0.027	-1.33	106.66	107.26	0.60	0.56

2.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	5,092,809	5,288,313	195,503	3.84
TIF Value	164,842	162,649	-2,193	-1.33
Powerline Value	91	99	8	9.21
FD Contribution Value	508,138	538,359	30,222	5.95
Taxable Net Tax Capacity	4,419,739	4,587,205	167,466	3.79
FD Distribution Value	432,584	542,894	110,310	25.50

2.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	218,800	227,300	2,590	2,713	123	4.75
Avg Value	328,100	340,800	4,083	4,267	184	4.51
High Value	437,400	454,300	5,552	5,782	230	4.14

3 REGION: GREATER MINNESOTA

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

3.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	137,484,327	145,513,754	8,029,427	5.84	1,239,887	1,323,866	83,979	6.77
Res Nonhomestead	19,648,466	20,891,969	1,243,503	6.33	205,000	219,479	14,479	7.06
Apartments	7,421,143	7,573,972	152,829	2.06	92,764	94,675	1,910	2.06
Low-Income Apts	1,449,295	1,607,482	158,187	10.91	10,868	12,051	1,183	10.88
Seasonal Rec	29,195,311	30,280,128	1,084,817	3.72	296,043	307,902	11,859	4.01
New Construction	NA	3,467,002	NA	NA	NA	39,388	NA	NA
C/I First Tier	6,727,075	6,553,928	-173,147	-2.57	100,906	98,309	-2,597	-2.57
C/I Second Tier	21,921,192	21,870,230	-50,962	-0.23	438,424	437,405	-1,019	-0.23
Public Utility	11,488,759	11,426,885	-61,874	-0.54	229,560	228,344	-1,216	-0.53
Ag Homestead: House	12,026,014	12,752,785	726,771	6.04	104,113	111,883	7,770	7.46
Ag Homestead: Land	73,051,223	73,027,080	-24,143	-0.03	455,942	457,149	1,207	0.26
Ag Nonhomestead	50,518,830	50,288,845	-229,984	-0.46	501,544	499,191	-2,353	-0.47
Manufactured Homes	284,236	300,928	16,692	5.87	3,278	3,503	225	6.86
Miscellaneous	82,193	80,247	-1,946	-2.37	1,044	1,017	-27	-2.63
Total	371,298,063	385,635,235	14,337,172	3.86	3,679,375	3,834,162	154,788	4.21

3.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	1,634,283	1,721,386	87,102	5.33	1.19	1.18	-0.01	-0.48
Res Nonhomestead	273,704	287,255	13,551	4.95	1.39	1.37	-0.02	-1.30
Apartments	131,699	134,397	2,698	2.05	1.77	1.77	0.00	-0.01
Low-Income Apts	16,538	18,141	1,603	9.69	1.14	1.13	-0.01	-1.10
Seasonal Rec	275,995	282,850	6,855	2.48	0.95	0.93	-0.01	-1.19
New Construction	NA	52,257	NA	NA	NA	1.51	NA	NA
C/I First Tier	150,180	146,607	-3,573	-2.38	2.23	2.24	0.00	0.20
C/I Second Tier	724,170	729,076	4,907	0.68	3.30	3.33	0.03	0.91
Public Utility	316,635	311,915	-4,720	-1.49	2.76	2.73	-0.03	-0.96
Ag Homestead: House	114,759	121,328	6,569	5.72	0.95	0.95	0.00	-0.30
Ag Homestead: Land	274,511	274,180	-331	-0.12	0.38	0.38	0.00	-0.09
Ag Nonhomestead	338,877	337,197	-1,680	-0.50	0.67	0.67	0.00	-0.04
Manufactured Homes	4,641	4,897	256	5.51	1.63	1.63	-0.01	-0.34
Miscellaneous	1,626	1,566	-61	-3.73	1.98	1.95	-0.03	-1.40
Total	4,257,617	4,423,050	165,434	3.89	1.15	1.15	0.00	0.02

3.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	400	179	-222	-55.36	1,724,637	1,792,974	68,337	3.96
City/Town	7,803	7,557	-247	-3.16	1,079,181	1,133,446	54,265	5.03
School Dist	397,755	404,246	6,491	1.63	749,650	780,645	30,995	4.13
Special Dist	946	1,013	68	7.14	65,542	66,147	606	0.92
Total	406,904	412,995	6,091	1.50	3,619,009	3,773,212	154,203	4.26

3.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.002	0.001	-0.001	-57.84	47.78	47.67	-0.11	-0.23
City/Town	0.036	0.033	-0.003	-8.53	29.76	30.00	0.24	0.81
School Dist	1.833	1.760	-0.073	-4.01	20.86	20.84	-0.02	-0.08
Special Dist	0.004	0.004	0.000	1.20	1.81	1.75	-0.06	-3.12
Total	1.875	1.798	-0.078	-4.13	100.21	100.26	0.06	0.06

3.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	3,679,375	3,834,162	154,788	4.21
TIF Value	38,269	39,509	1,240	3.24
Powerline Value	1,810	2,032	222	12.28
FD Contribution Value	10,996	12,733	1,737	15.80
Taxable Net Tax Capacity	3,628,299	3,779,888	151,589	4.18
FD Distribution Value	11,001	12,914	1,913	17.39

3.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	134,800	141,100	1,352	1,422	70	5.18
Avg Value	202,000	211,500	2,212	2,318	106	4.79
High Value	269,300	282,000	3,073	3,216	143	4.65

4 REGION: NORTHWEST CITIES

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

4.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	7,916,662	8,120,483	203,822	2.57	68,424	70,454	2,030	2.97
Res Nonhomestead	1,304,666	1,361,970	57,304	4.39	13,550	14,149	599	4.42
Apartments	1,026,962	1,037,864	10,901	1.06	12,837	12,973	136	1.06
Low-Income Apts	150,440	153,688	3,248	2.16	1,128	1,148	20	1.75
Seasonal Rec	524,559	548,943	24,384	4.65	5,436	5,719	283	5.21
New Construction	NA	197,075	NA	NA	NA	2,509	NA	NA
C/I First Tier	683,719	679,192	-4,527	-0.66	10,256	10,188	-68	-0.66
C/I Second Tier	1,900,540	1,905,177	4,637	0.24	38,011	38,104	93	0.24
Public Utility	253,414	233,690	-19,724	-7.78	5,064	4,669	-396	-7.81
Ag Homestead: House	21,868	22,385	518	2.37	180	186	6	3.38
Ag Homestead: Land	72,806	73,818	1,011	1.39	455	464	9	1.87
Ag Nonhomestead	121,804	122,011	207	0.17	1,211	1,213	3	0.22
Manufactured Homes	30,236	30,982	746	2.47	363	372	9	2.59
Miscellaneous	8,748	8,861	114	1.30	106	108	2	1.86
Total	14,016,424	14,496,139	479,715	3.42	157,021	162,256	5,235	3.33

4.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	101,326	102,645	1,319	1.30	1.28	1.26	-0.02	-1.24
Res Nonhomestead	19,622	20,187	566	2.88	1.50	1.48	-0.02	-1.44
Apartments	16,889	17,001	112	0.66	1.64	1.64	-0.01	-0.39
Low-Income Apts	1,645	1,647	2	0.12	1.09	1.07	-0.02	-1.99
Seasonal Rec	6,362	6,649	287	4.51	1.21	1.21	0.00	-0.14
New Construction	NA	3,534	NA	NA	NA	1.79	NA	NA
C/I First Tier	14,624	14,521	-103	-0.70	2.14	2.14	0.00	-0.04
C/I Second Tier	52,176	52,357	181	0.35	2.75	2.75	0.00	0.10
Public Utility	7,922	7,248	-674	-8.50	3.13	3.10	-0.02	-0.78
Ag Homestead: House	270	280	10	3.84	1.23	1.25	0.02	1.44
Ag Homestead: Land	466	478	13	2.74	0.64	0.65	0.01	1.34
Ag Nonhomestead	1,391	1,394	2	0.17	1.14	1.14	0.00	0.00
Manufactured Homes	511	518	6	1.27	1.69	1.67	-0.02	-1.17
Miscellaneous	168	169	2	0.91	1.92	1.91	-0.01	-0.39
Total	223,372	228,629	5,258	2.35	1.59	1.58	-0.02	-1.03

4.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	66,515	70,004	3,489	5.24
City/Town	0	0	0	0.00	78,886	83,625	4,739	6.01
School Dist	24,741	23,696	-1,046	-4.23	36,395	36,449	54	0.15
Special Dist	249	286	37	15.01	4,965	4,787	-178	-3.58
Total	24,990	23,982	-1,008	-4.03	186,760	194,865	8,104	4.34

4.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	44.43	44.65	0.22	0.50
City/Town	0.000	0.000	0.000	0.00	52.42	53.08	0.66	1.25
School Dist	1.883	1.746	-0.137	-7.28	24.44	23.38	-1.06	-4.34
Special Dist	0.019	0.021	0.002	11.34	3.30	3.04	-0.26	-7.91
Total	1.902	1.767	-0.135	-7.09	124.59	124.15	-0.44	-0.36

4.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	157,021	162,256	5,235	3.33
TIF Value	6,529	4,697	-1,832	-28.06
Powerline Value	4	6	2	50.70
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	150,488	157,554	7,065	4.69
FD Distribution Value	0	0	0	0.00

4.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	109,000	111,400	1,224	1,242	18	1.47
Avg Value	163,400	167,000	2,066	2,093	27	1.31
High Value	217,800	222,600	2,908	2,943	35	1.20

5 REGION: NORTHWEST TOWNS

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

5.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	8,346,855	8,809,687	462,832	5.54	77,591	82,470	4,879	6.29
Res Nonhomestead	1,054,995	1,187,700	132,705	12.58	11,059	12,551	1,492	13.49
Apartments	11,813	12,765	952	8.06	148	160	12	8.06
Seasonal Rec	6,416,918	6,667,074	250,157	3.90	65,023	67,721	2,699	4.15
New Construction	NA	271,201	NA	NA	NA	2,706	NA	NA
C/I First Tier	231,423	231,898	476	0.21	3,471	3,478	7	0.21
C/I Second Tier	613,058	591,927	-21,131	-3.45	12,261	11,839	-423	-3.45
Public Utility	1,163,979	1,186,666	22,687	1.95	23,258	23,711	453	1.95
Ag Homestead: House	1,865,337	1,952,803	87,467	4.69	15,618	16,561	943	6.03
Ag Homestead: Land	13,884,223	13,609,195	-275,028	-1.98	87,540	85,674	-1,865	-2.13
Ag Nonhomestead	10,447,153	10,434,255	-12,898	-0.12	103,888	103,750	-139	-0.13
Manufactured Homes	3,805	3,854	49	1.28	46	46	1	1.33
Miscellaneous	1,010	1,011	0	0.01	15	15	0	0.01
Total	44,040,568	44,960,037	919,469	2.09	399,918	410,681	10,763	2.69

5.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	73,568	76,934	3,366	4.58	0.88	0.87	-0.01	-0.92
Res Nonhomestead	10,328	11,533	1,206	11.67	0.98	0.97	-0.01	-0.80
Apartments	137	145	8	5.88	1.16	1.14	-0.02	-2.02
Seasonal Rec	54,838	56,668	1,830	3.34	0.85	0.85	0.00	-0.54
New Construction	NA	2,432	NA	NA	NA	0.90	NA	NA
C/I First Tier	3,553	3,537	-16	-0.44	1.54	1.53	-0.01	-0.65
C/I Second Tier	14,636	14,271	-365	-2.49	2.39	2.41	0.02	0.99
Public Utility	27,482	28,252	769	2.80	2.36	2.38	0.02	0.83
Ag Homestead: House	16,294	17,076	782	4.80	0.87	0.87	0.00	0.10
Ag Homestead: Land	51,405	50,627	-779	-1.51	0.37	0.37	0.00	0.48
Ag Nonhomestead	67,355	67,889	534	0.79	0.64	0.65	0.01	0.92
Manufactured Homes	44	45	1	2.27	1.15	1.16	0.01	0.98
Miscellaneous	14	14	0	2.07	1.35	1.38	0.03	2.06
Total	319,654	329,423	9,769	3.06	0.73	0.73	0.01	0.95

5.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	168,713	175,335	6,622	3.92
City/Town	0	0	0	0.00	40,317	40,956	639	1.58
School Dist	24,857	25,115	259	1.04	65,965	68,140	2,175	3.30
Special Dist	183	210	27	15.01	13,860	14,344	484	3.49
Total	25,039	25,326	286	1.14	288,854	298,774	9,920	3.43

5.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	42.24	42.75	0.51	1.21
City/Town	0.000	0.000	0.000	0.00	10.09	9.99	-0.11	-1.07
School Dist	1.870	1.778	-0.092	-4.92	16.52	16.62	0.10	0.59
Special Dist	0.014	0.015	0.001	8.22	3.47	3.50	0.03	0.79
Total	1.883	1.793	-0.091	-4.83	72.33	72.86	0.53	0.73

5.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	399,918	410,681	10,763	2.69
TIF Value	87	78	-9	-10.85
Powerline Value	325	371	46	14.02
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	399,506	410,233	10,727	2.69
FD Distribution Value	0	0	0	0.00

5.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	158,700	165,500	1,281	1,340	59	4.61
Avg Value	237,900	248,100	2,054	2,144	90	4.38
High Value	317,100	330,800	2,828	2,949	121	4.28

6 REGION: NORTH CENTRAL CITIES

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

6.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	4,678,027	5,001,460	323,433	6.91	40,820	44,115	3,294	8.07
Res Nonhomestead	889,705	1,024,878	135,173	15.19	9,365	11,030	1,665	17.78
Apartments	407,586	422,116	14,531	3.57	5,095	5,276	182	3.57
Low-Income Apts	102,940	115,845	12,905	12.54	772	869	97	12.54
Seasonal Rec	2,593,328	2,697,361	104,033	4.01	27,187	28,458	1,271	4.68
New Construction	NA	128,695	NA	NA	NA	1,550	NA	NA
C/I First Tier	557,140	541,568	-15,572	-2.79	8,357	8,124	-234	-2.79
C/I Second Tier	1,165,576	1,167,632	2,056	0.18	23,312	23,353	41	0.18
Public Utility	142,505	145,508	3,003	2.11	2,842	2,904	61	2.15
Ag Homestead: House	31,477	32,614	1,137	3.61	248	261	13	5.41
Ag Homestead: Land	52,882	53,955	1,073	2.03	271	277	6	2.22
Ag Nonhomestead	98,256	95,495	-2,761	-2.81	936	912	-25	-2.63
Manufactured Homes	10,895	11,402	507	4.65	131	137	6	4.60
Miscellaneous	9,982	9,751	-231	-2.32	124	121	-3	-2.72
Total	10,740,300	11,448,281	707,982	6.59	119,461	127,385	7,925	6.63

6.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	53,074	55,708	2,634	4.96	1.13	1.11	-0.02	-1.82
Res Nonhomestead	12,878	14,212	1,334	10.36	1.45	1.39	-0.06	-4.20
Apartments	7,242	7,316	73	1.01	1.78	1.73	-0.04	-2.47
Low-Income Apts	1,178	1,315	136	11.56	1.14	1.13	-0.01	-0.86
Seasonal Rec	26,380	26,499	119	0.45	1.02	0.98	-0.03	-3.42
New Construction	NA	2,039	NA	NA	NA	1.58	NA	NA
C/I First Tier	12,443	12,041	-401	-3.22	2.23	2.22	-0.01	-0.44
C/I Second Tier	39,206	39,255	49	0.13	3.36	3.36	0.00	-0.05
Public Utility	4,842	4,919	76	1.58	3.40	3.38	-0.02	-0.52
Ag Homestead: House	352	356	5	1.29	1.12	1.09	-0.03	-2.25
Ag Homestead: Land	231	240	9	3.86	0.44	0.44	0.01	1.80
Ag Nonhomestead	870	824	-46	-5.31	0.89	0.86	-0.02	-2.58
Manufactured Homes	193	198	6	2.92	1.77	1.74	-0.03	-1.66
Miscellaneous	186	176	-10	-5.35	1.86	1.81	-0.06	-3.11
Total	159,076	165,099	6,023	3.79	1.48	1.44	-0.04	-2.63

6.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	0.0	47,504	49,312	1,808	3.81
City/Town	0	0	0	0.0	58,501	61,857	3,355	5.74
School Dist	11,116	10,838	-278	-2.5	22,895	23,981	1,086	4.74
Special Dist	0	0	0	0.0	1,230	1,157	-73	-5.90
Total	11,116	10,838	-278	-2.5	130,130	136,306	6,176	4.75

6.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.00	0.000	0.000	0.00	40.88	39.62	-1.26	-3.08
City/Town	0.00	0.000	0.000	0.00	49.98	49.35	-0.63	-1.25
School Dist	1.39	1.267	-0.123	-8.86	19.87	19.42	-0.45	-2.25
Special Dist	0.00	0.000	0.000	0.00	1.05	0.92	-0.13	-12.12
Total	1.39	1.267	-0.123	-8.86	111.78	109.32	-2.46	-2.20

6.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	119,461	127,385	7,925	6.63
TIF Value	2,404	2,047	-357	-14.86
Powerline Value	3	3	0	7.24
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	117,053	125,335	8,282	7.08
FD Distribution Value	0	0	0	0.00

6.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	112,900	118,400	1,116	1,154	38	3.41
Avg Value	169,300	177,500	1,882	1,933	51	2.71
High Value	225,600	236,700	2,646	2,713	67	2.53

7 REGION: NORTH CENTRAL TOWNS

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

7.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	8,478,268	9,008,428	530,160	6.25	76,788	82,361	5,573	7.26
Res Nonhomestead	1,003,356	1,125,001	121,645	12.12	10,479	11,958	1,479	14.11
Apartments	49,292	42,570	-6,722	-13.64	616	532	-84	-13.64
Low-Income Apts	218	218	0	0.00	2	2	0	0.00
Seasonal Rec	7,748,686	8,029,429	280,743	3.62	78,448	81,526	3,077	3.92
New Construction	NA	275,617	NA	NA	NA	2,773	NA	NA
C/I First Tier	246,580	227,529	-19,051	-7.73	3,699	3,413	-286	-7.73
C/I Second Tier	352,639	329,677	-22,961	-6.51	7,053	6,594	-459	-6.51
Public Utility	1,249,525	1,221,655	-27,870	-2.23	24,972	24,414	-558	-2.24
Ag Homestead: House	1,371,994	1,454,119	82,125	5.99	11,143	11,999	856	7.68
Ag Homestead: Land	3,387,708	3,457,320	69,613	2.05	17,930	18,355	425	2.37
Ag Nonhomestead	2,810,107	2,886,806	76,699	2.73	27,470	28,154	684	2.49
Manufactured Homes	6,348	6,396	48	0.75	79	79	1	0.70
Miscellaneous	2,471	2,768	297	12.01	35	39	4	11.76
Total	26,707,191	28,067,532	1,360,341	5.09	258,715	272,200	13,485	5.21

7.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	71,844	74,972	3,128	4.35	0.85	0.83	-0.02	-1.79
Res Nonhomestead	9,918	10,720	801	8.08	0.99	0.95	-0.04	-3.61
Apartments	574	461	-114	-19.78	1.17	1.08	-0.08	-7.11
Low-Income Apts	2	2	0	3.29	0.81	0.84	0.03	3.29
Seasonal Rec	63,300	64,733	1,433	2.26	0.82	0.81	-0.01	-1.31
New Construction	NA	2,495	NA	NA	NA	0.91	NA	NA
C/I First Tier	3,660	3,360	-301	-8.21	1.48	1.48	-0.01	-0.53
C/I Second Tier	8,517	7,938	-579	-6.79	2.42	2.41	-0.01	-0.30
Public Utility	31,133	29,407	-1,726	-5.54	2.49	2.41	-0.08	-3.39
Ag Homestead: House	12,406	13,088	682	5.50	0.90	0.90	0.00	-0.46
Ag Homestead: Land	11,414	11,559	145	1.27	0.34	0.33	0.00	-0.77
Ag Nonhomestead	21,043	21,043	0	0.00	0.75	0.73	-0.02	-2.66
Manufactured Homes	73	72	-1	-1.99	1.15	1.12	-0.03	-2.72
Miscellaneous	29	32	2	7.35	1.19	1.14	-0.05	-4.16
Total	233,914	239,880	5,966	2.55	0.88	0.85	-0.02	-2.42

7.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	116,179	117,577	1,398	1.20
City/Town	0	0	0	0.00	34,378	35,314	937	2.72
School Dist	18,484	18,017	-467	-2.53	47,170	51,957	4,787	10.15
Special Dist	0	0	0	0.00	2,885	2,666	-218	-7.57
Total	18,484	18,017	-467	-2.53	200,610	207,514	6,903	3.44

7.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	44.96	43.24	-1.72	-3.82
City/Town	0.000	0.000	0.000	0.00	13.30	12.99	-0.32	-2.37
School Dist	1.442	1.321	-0.121	-8.38	18.27	19.12	0.85	4.65
Special Dist	0.000	0.000	0.000	0.00	1.12	0.98	-0.14	-12.15
Total	1.442	1.321	-0.121	-8.38	77.65	76.33	-1.32	-1.70

7.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	258,715	272,200	13,485	5.21
TIF Value	60	64	4	5.89
Powerline Value	55	59	4	6.40
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	258,599	272,077	13,478	5.21
FD Distribution Value	3	0	-3	-100.00

7.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	141,300	148,100	1,110	1,144	34	3.06
Avg Value	211,800	222,100	1,809	1,857	48	2.65
High Value	282,400	296,100	2,508	2,570	62	2.47

8 REGION: TACONITE CITIES

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

8.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	3,135,478	3,334,959	199,481	6.36	24,572	26,551	1,978	8.05
Res Nonhomestead	553,502	629,104	75,602	13.66	5,772	6,675	903	15.64
Apartments	169,775	171,537	1,761	1.04	2,122	2,144	22	1.04
Low-Income Apts	62,134	63,721	1,587	2.55	466	478	12	2.55
Seasonal Rec	359,544	378,115	18,570	5.16	3,628	3,835	207	5.71
New Construction	NA	35,706	NA	NA	NA	393	NA	NA
C/I First Tier	351,750	327,119	-24,631	-7.00	5,276	4,907	-369	-7.00
C/I Second Tier	636,737	635,578	-1,159	-0.18	12,735	12,712	-23	-0.18
Public Utility	679,320	624,806	-54,513	-8.02	13,578	12,493	-1,085	-7.99
Ag Homestead: House	9,526	9,388	-138	-1.45	79	79	0	-0.53
Ag Homestead: Land	9,336	8,730	-607	-6.50	47	44	-3	-6.50
Ag Nonhomestead	161,340	165,728	4,388	2.72	1,593	1,636	44	2.74
Manufactured Homes	5,102	5,293	190	3.73	61	63	2	3.77
Miscellaneous	7,148	6,821	-327	-4.57	110	105	-5	-4.98
Total	6,140,692	6,396,604	255,912	4.17	70,039	72,115	2,076	2.96

8.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	34,599	37,249	2,650	7.66	1.10	1.12	0.01	1.22
Res Nonhomestead	10,231	11,558	1,327	12.97	1.85	1.84	-0.01	-0.60
Apartments	3,716	3,740	24	0.65	2.19	2.18	-0.01	-0.38
Low-Income Apts	839	844	5	0.65	1.35	1.32	-0.03	-1.86
Seasonal Rec	4,709	4,976	267	5.68	1.31	1.32	0.01	0.49
New Construction	NA	596	NA	NA	NA	1.67	NA	NA
C/I First Tier	9,814	9,053	-762	-7.76	2.79	2.77	-0.02	-0.82
C/I Second Tier	26,398	26,511	113	0.43	4.15	4.17	0.03	0.61
Public Utility	22,997	21,325	-1,672	-7.27	3.39	3.41	0.03	0.82
Ag Homestead: House	130	125	-5	-3.58	1.36	1.33	-0.03	-2.16
Ag Homestead: Land	47	44	-4	-7.49	0.50	0.50	-0.01	-1.06
Ag Nonhomestead	2,403	2,474	71	2.96	1.49	1.49	0.00	0.23
Manufactured Homes	99	101	2	2.00	1.95	1.91	-0.03	-1.67
Miscellaneous	221	208	-12	-5.47	3.09	3.06	-0.03	-0.94
Total	116,202	118,804	2,602	2.24	1.89	1.86	-0.04	-1.85

8.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	33,580	34,064	484	1.44
City/Town	0	0	0	0.00	48,427	49,438	1,011	2.09
School Dist	6,841	6,449	-392	-5.73	8,707	9,355	648	7.44
Special Dist	0	0	0	0.00	1,488	1,553	65	4.34
Total	6,841	6,449	-392	-5.73	92,202	94,409	2,208	2.39

8.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	57.83	57.13	-0.70	-1.21
City/Town	0.000	0.000	0.000	0.00	77.86	77.48	-0.38	-0.49
School Dist	1.239	1.123	-0.116	-9.38	16.08	16.69	0.61	3.79
Special Dist	0.000	0.000	0.000	0.00	2.39	2.43	0.04	1.71
Total	1.239	1.123	-0.116	-9.38	154.16	153.73	-0.43	-0.28

8.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	70,039	72,115	2,076	2.96
TIF Value	944	868	-76	-8.02
Powerline Value	49	49	0	-0.52
FD Contribution Value	6,847	7,388	541	7.91
Taxable Net Tax Capacity	62,199	63,810	1,610	2.59
FD Distribution Value	8,879	10,433	1,554	17.50

8.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	76,800	81,300	496	566	70	14.11
Avg Value	115,200	121,900	1,189	1,292	103	8.66
High Value	153,500	162,500	1,880	2,018	138	7.34

9 REGION: TACONITE TOWNS

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

9.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	5,828,493	6,198,863	370,370	6.35	52,520	56,405	3,885	7.40
Res Nonhomestead	754,140	1,045,069	290,929	38.58	7,936	11,527	3,591	45.25
Apartments	14,118	14,208	90	0.64	176	178	1	0.64
Seasonal Rec	5,880,167	6,055,551	175,384	2.98	59,041	60,942	1,902	3.22
New Construction	NA	129,078	NA	NA	NA	1,321	NA	NA
C/I First Tier	188,434	107,517	-80,916	-42.94	2,827	1,613	-1,214	-42.94
C/I Second Tier	396,990	355,635	-41,355	-10.42	7,940	7,113	-827	-10.42
Public Utility	713,817	666,482	-47,335	-6.63	14,263	13,323	-940	-6.59
Ag Homestead: House	215,045	225,588	10,543	4.90	1,701	1,820	119	7.00
Ag Homestead: Land	330,319	333,478	3,158	0.96	1,661	1,677	16	0.95
Ag Nonhomestead	1,954,236	1,964,490	10,254	0.52	19,262	19,350	88	0.46
Manufactured Homes	1,584	1,633	49	3.09	20	20	1	3.09
Miscellaneous	1,388	1,427	39	2.79	23	23	1	2.23
Total	16,278,731	17,099,019	820,287	5.04	167,369	175,313	7,943	4.75

9.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	46,184	49,455	3,271	7.08	0.79	0.80	0.01	0.68
Res Nonhomestead	8,107	11,489	3,382	41.72	1.07	1.10	0.02	2.27
Apartments	182	184	2	1.18	1.29	1.29	0.01	0.54
Seasonal Rec	58,418	60,085	1,667	2.85	0.99	0.99	0.00	-0.13
New Construction	NA	1,254	NA	NA	NA	0.97	NA	NA
C/I First Tier	3,044	1,795	-1,248	-41.01	1.62	1.67	0.05	3.38
C/I Second Tier	12,326	11,891	-434	-3.53	3.10	3.34	0.24	7.69
Public Utility	21,190	20,373	-817	-3.86	2.97	3.06	0.09	2.97
Ag Homestead: House	1,769	1,867	98	5.54	0.82	0.83	0.01	0.61
Ag Homestead: Land	803	879	76	9.44	0.24	0.26	0.02	8.41
Ag Nonhomestead	16,811	16,705	-106	-0.63	0.86	0.85	-0.01	-1.15
Manufactured Homes	19	20	1	4.41	1.20	1.21	0.02	1.28
Miscellaneous	32	33	1	1.94	2.32	2.30	-0.02	-0.83
Total	168,884	176,030	7,146	4.23	1.04	1.03	-0.01	-0.77

9.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	95,098	98,535	3,437	3.61
City/Town	0	0	0	0.00	22,226	22,849	623	2.80
School Dist	9,526	9,386	-140	-1.47	22,824	24,311	1,487	6.51
Special Dist	0	0	0	0.00	5,193	5,496	303	5.84
Total	9,526	9,386	-140	-1.47	145,342	151,191	5,850	4.02

9.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	58.65	58.34	-0.31	-0.53
City/Town	0.000	0.000	0.000	0.00	13.83	13.65	-0.18	-1.33
School Dist	1.165	1.077	-0.088	-7.56	14.17	14.48	0.31	2.19
Special Dist	0.000	0.000	0.000	0.00	3.18	3.24	0.05	1.63
Total	1.165	1.077	-0.088	-7.56	89.84	89.71	-0.13	-0.14

9.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	167,369	175,313	7,943	4.75
TIF Value	0	0	0	0.00
Powerline Value	130	129	-1	-0.91
FD Contribution Value	4,149	5,345	1,196	28.82
Taxable Net Tax Capacity	163,090	169,839	6,749	4.14
FD Distribution Value	2,119	2,481	362	17.11

9.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	138,500	146,100	893	962	69	7.73
Avg Value	207,700	219,100	1,652	1,755	103	6.23
High Value	276,900	292,000	2,410	2,546	136	5.64

10 REGION: DULUTH AREA

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

10.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	6,641,589	6,862,256	220,667	3.32	60,528	62,862	2,334	3.86
Res Nonhomestead	1,459,282	1,534,782	75,500	5.17	15,425	16,283	858	5.56
Apartments	646,649	708,742	62,093	9.60	8,083	8,859	776	9.60
Low-Income Apts	113,578	135,853	22,275	19.61	852	1,019	167	19.61
Seasonal Rec	167,742	175,458	7,715	4.60	1,694	1,775	81	4.77
New Construction	NA	98,497	NA	NA	NA	1,328	NA	NA
C/I First Tier	261,580	255,469	-6,110	-2.34	3,924	3,832	-92	-2.34
C/I Second Tier	1,557,295	1,652,282	94,987	6.10	31,146	33,046	1,900	6.10
Public Utility	298,907	208,760	-90,147	-30.16	5,978	4,175	-1,803	-30.16
Ag Homestead: House	14,490	14,989	499	3.44	130	136	6	4.79
Ag Homestead: Land	13,907	12,946	-961	-6.91	70	65	-5	-6.91
Ag Nonhomestead	147,470	145,677	-1,793	-1.22	1,445	1,425	-20	-1.39
Manufactured Homes	29,753	29,682	-71	-0.24	304	303	-1	-0.29
Miscellaneous	2,966	2,996	30	1.01	41	42	0	1.09
Total	11,355,208	11,838,389	483,181	4.26	129,620	135,150	5,530	4.27

10.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	92,358	97,913	5,555	6.01	1.39	1.43	0.04	2.61
Res Nonhomestead	23,637	25,571	1,934	8.18	1.62	1.67	0.05	2.86
Apartments	12,503	14,087	1,585	12.67	1.93	1.99	0.05	2.80
Low-Income Apts	1,358	1,663	306	22.53	1.20	1.22	0.03	2.44
Seasonal Rec	2,172	2,265	92	4.25	1.29	1.29	0.00	-0.33
New Construction	NA	2,235	NA	NA	NA	2.27	NA	NA
C/I First Tier	6,359	6,381	23	0.36	2.43	2.50	0.07	2.76
C/I Second Tier	57,095	62,440	5,345	9.36	3.67	3.78	0.11	3.08
Public Utility	10,475	7,437	-3,038	-29.01	3.50	3.56	0.06	1.65
Ag Homestead: House	170	179	9	5.36	1.18	1.20	0.02	1.85
Ag Homestead: Land	46	43	-3	-6.30	0.33	0.33	0.00	0.66
Ag Nonhomestead	1,517	1,535	18	1.17	1.03	1.05	0.02	2.42
Manufactured Homes	476	487	11	2.27	1.60	1.64	0.04	2.51
Miscellaneous	63	66	2	3.92	2.13	2.19	0.06	2.88
Total	208,230	222,303	14,073	6.76	1.83	1.88	0.04	2.40

10.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	80,967	85,907	4,940	6.10
City/Town	2,660	2,660	0	0.00	47,325	51,459	4,133	8.73
School Dist	16,100	15,724	-376	-2.34	32,399	35,370	2,971	9.17
Special Dist	0	0	0	0.00	5,483	5,712	229	4.18
Total	18,760	18,384	-376	-2.01	166,173	178,447	12,274	7.39

10.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	66.55	67.97	1.42	2.13
City/Town	0.244	0.234	-0.010	-4.04	37.58	39.41	1.83	4.87
School Dist	1.477	1.384	-0.093	-6.29	27.34	28.64	1.30	4.77
Special Dist	0.000	0.000	0.000	0.00	4.35	4.37	0.02	0.48
Total	1.721	1.618	-0.103	-5.97	135.82	140.40	4.58	3.37

10.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	129,620	135,150	5,530	4.27
TIF Value	3,563	4,466	903	25.33
Powerline Value	68	61	-7	-10.43
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	125,988	130,623	4,634	3.68
FD Distribution Value	0	0	0	0.00

10.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	146,500	151,400	1,915	2,039	124	6.48
Avg Value	219,600	227,000	3,123	3,318	195	6.24
High Value	292,700	302,600	4,331	4,598	267	6.16

11 REGION: EAST CENTRAL CITIES

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

11.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	5,400,837	5,747,854	347,017	6.43	48,302	51,875	3,572	7.40
Res Nonhomestead	730,932	737,321	6,389	0.87	7,540	7,622	82	1.09
Apartments	277,961	292,504	14,542	5.23	3,475	3,656	182	5.23
Low-Income Apts	96,498	106,882	10,384	10.76	724	802	78	10.76
Seasonal Rec	112,174	116,084	3,909	3.49	1,132	1,173	41	3.66
New Construction	NA	145,801	NA	NA	NA	1,635	NA	NA
C/I First Tier	341,305	342,863	1,558	0.46	5,120	5,143	23	0.46
C/I Second Tier	769,239	791,268	22,029	2.86	15,385	15,825	441	2.86
Public Utility	162,789	134,232	-28,556	-17.54	3,244	2,678	-565	-17.43
Ag Homestead: House	83,738	88,014	4,275	5.11	764	812	48	6.33
Ag Homestead: Land	90,026	91,837	1,811	2.01	464	475	12	2.49
Ag Nonhomestead	81,153	86,334	5,181	6.38	803	854	51	6.38
Manufactured Homes	23,428	25,930	2,501	10.68	261	281	20	7.60
Miscellaneous	1,434	1,779	345	24.08	19	22	4	18.99
Total	8,171,516	8,708,704	537,187	6.57	87,230	92,854	5,624	6.45

11.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	79,559	84,036	4,478	5.63	1.47	1.46	-0.01	-0.75
Res Nonhomestead	12,524	12,490	-33	-0.27	1.71	1.69	-0.02	-1.13
Apartments	5,840	6,043	203	3.47	2.10	2.07	-0.04	-1.67
Low-Income Apts	1,247	1,355	108	8.70	1.29	1.27	-0.02	-1.86
Seasonal Rec	1,783	1,845	62	3.47	1.59	1.59	0.00	-0.01
New Construction	NA	2,662	NA	NA	NA	1.83	NA	NA
C/I First Tier	9,085	8,993	-93	-1.02	2.66	2.62	-0.04	-1.47
C/I Second Tier	30,152	30,681	530	1.76	3.92	3.88	-0.04	-1.08
Public Utility	6,265	5,106	-1,159	-18.49	3.85	3.80	-0.04	-1.15
Ag Homestead: House	1,149	1,188	38	3.32	1.37	1.35	-0.02	-1.70
Ag Homestead: Land	415	412	-3	-0.62	0.46	0.45	-0.01	-2.58
Ag Nonhomestead	1,035	1,069	34	3.28	1.27	1.24	-0.04	-2.91
Manufactured Homes	420	440	20	4.83	1.79	1.70	-0.09	-5.28
Miscellaneous	31	37	6	18.49	2.18	2.08	-0.10	-4.51
Total	149,504	156,357	6,854	4.58	1.83	1.80	-0.03	-1.87

11.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	45	44	-1	-2.00	57,121	60,422	3,301	5.78
City/Town	137	0	-137	-100.00	42,663	45,023	2,360	5.53
School Dist	11,410	12,720	1,310	11.48	24,626	24,654	28	0.12
Special Dist	0	0	0	0.00	3,760	3,791	31	0.82
Total	11,592	12,764	1,173	10.12	128,170	133,890	5,720	4.46

11.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.006	0.005	0.000	-8.07	66.94	66.35	-0.59	-0.88
City/Town	0.018	0.000	-0.018	-100.00	49.66	49.12	-0.53	-1.08
School Dist	1.467	1.534	0.067	4.57	29.00	27.22	-1.78	-6.15
Special Dist	0.000	0.000	0.000	0.00	4.38	4.14	-0.24	-5.49
Total	1.490	1.539	0.049	3.29	149.97	146.82	-3.15	-2.10

11.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	87,230	92,854	5,624	6.45
TIF Value	1,308	1,192	-117	-8.91
Powerline Value	4	5	1	29.86
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	85,918	91,658	5,739	6.68
FD Distribution Value	0	0	0	0.00

11.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	133,700	139,300	1,826	1,897	71	3.89
Avg Value	200,400	208,800	3,016	3,116	100	3.32
High Value	267,200	278,400	4,208	4,337	129	3.07

12 REGION: EAST CENTRAL TOWNS

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

12.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	7,118,844	7,618,891	500,047	7.02	64,764	69,998	5,233	8.08
Res Nonhomestead	917,460	990,373	72,914	7.95	9,460	10,277	816	8.63
Apartments	8,996	10,290	1,294	14.38	112	129	16	14.38
Seasonal Rec	2,020,674	2,120,276	99,601	4.93	20,238	21,249	1,011	5.00
New Construction	NA	173,228	NA	NA	NA	1,726	NA	NA
C/I First Tier	120,736	119,814	-922	-0.76	1,811	1,797	-14	-0.76
C/I Second Tier	138,295	141,075	2,780	2.01	2,766	2,822	56	2.01
Public Utility	421,430	445,368	23,937	5.68	8,413	8,895	482	5.73
Ag Homestead: House	1,283,871	1,352,751	68,880	5.36	11,191	11,925	734	6.55
Ag Homestead: Land	1,454,496	1,479,430	24,934	1.71	7,361	7,492	130	1.77
Ag Nonhomestead	1,435,188	1,472,734	37,546	2.62	14,085	14,444	359	2.55
Manufactured Homes	6,354	7,269	915	14.39	75	85	10	13.17
Miscellaneous	1,261	1,300	39	3.07	18	19	1	2.94
Total	14,927,607	15,932,799	1,005,192	6.73	140,295	150,856	10,560	7.53

12.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	84,175	89,362	5,187	6.16	1.18	1.17	-0.01	-0.81
Res Nonhomestead	11,982	12,715	734	6.12	1.31	1.28	-0.02	-1.69
Apartments	146	163	18	12.02	1.62	1.59	-0.03	-2.06
Seasonal Rec	22,799	23,532	733	3.21	1.13	1.11	-0.02	-1.63
New Construction	NA	2,128	NA	NA	NA	1.23	NA	NA
C/I First Tier	2,433	2,388	-45	-1.86	2.02	1.99	-0.02	-1.10
C/I Second Tier	4,252	4,346	94	2.20	3.07	3.08	0.01	0.19
Public Utility	13,504	14,282	778	5.76	3.20	3.21	0.00	0.08
Ag Homestead: House	14,645	15,262	616	4.21	1.14	1.13	-0.01	-1.10
Ag Homestead: Land	5,171	5,073	-98	-1.90	0.36	0.34	-0.01	-3.55
Ag Nonhomestead	14,238	14,327	89	0.62	0.99	0.97	-0.02	-1.94
Manufactured Homes	87	95	8	9.80	1.36	1.31	-0.05	-4.02
Miscellaneous	22	22	0	0.34	1.75	1.71	-0.05	-2.65
Total	173,454	183,696	10,242	5.90	1.16	1.15	-0.01	-0.78

12.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	134	135	1	0.66	94,930	101,103	6,173	6.50
City/Town	0	0	0	0.00	26,021	27,138	1,117	4.29
School Dist	14,250	16,136	1,886	13.23	34,515	35,295	780	2.26
Special Dist	0	0	0	0.00	1,724	1,685	-40	-2.30
Total	14,384	16,271	1,887	13.12	157,191	165,221	8,030	5.11

12.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.014	0.013	-0.001	-6.90	67.71	67.07	-0.64	-0.95
City/Town	0.000	0.000	0.000	0.00	18.56	18.01	-0.56	-3.01
School Dist	1.443	1.511	0.068	4.73	24.63	23.43	-1.21	-4.90
Special Dist	0.000	0.000	0.000	0.00	1.23	1.12	-0.11	-9.13
Total	1.456	1.524	0.067	4.62	112.14	109.62	-2.52	-2.25

12.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	140,295	150,856	10,560	7.53
TIF Value	0	0	0	0.00
Powerline Value	32	43	11	32.88
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	140,263	150,813	10,550	7.52
FD Distribution Value	0	0	0	0.00

12.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	149,100	157,500	1,622	1,714	92	5.67
Avg Value	223,500	236,100	2,640	2,773	133	5.04
High Value	298,000	314,800	3,659	3,833	174	4.76

13 REGION: CENTRAL MINNESOTA CITIES

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

13.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	17,766,739	18,821,675	1,054,936	5.94	162,596	173,518	10,922	6.72
Res Nonhomestead	2,095,507	2,117,100	21,593	1.03	21,782	21,968	185	0.85
Apartments	1,479,717	1,496,032	16,315	1.10	18,496	18,700	204	1.10
Low-Income Apts	280,936	306,104	25,168	8.96	2,107	2,296	189	8.96
Seasonal Rec	127,355	131,969	4,614	3.62	1,316	1,363	47	3.58
New Construction	NA	599,666	NA	NA	NA	6,884	NA	NA
C/I First Tier	772,727	775,236	2,509	0.32	11,591	11,629	38	0.32
C/I Second Tier	3,683,765	3,754,511	70,746	1.92	73,675	75,090	1,415	1.92
Public Utility	1,949,989	1,884,165	-65,823	-3.38	38,987	37,674	-1,313	-3.37
Ag Homestead: House	109,319	117,826	8,508	7.78	1,008	1,103	95	9.43
Ag Homestead: Land	196,773	213,677	16,903	8.59	1,027	1,140	113	11.04
Ag Nonhomestead	229,122	233,737	4,615	2.01	2,260	2,304	45	1.98
Manufactured Homes	49,200	50,368	1,168	2.37	548	590	43	7.77
Miscellaneous	12,416	12,300	-116	-0.93	138	137	-2	-1.17
Total	28,753,563	30,514,365	1,760,802	6.12	335,531	354,396	18,865	5.62

13.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	236,537	247,756	11,218	4.74	1.33	1.32	-0.02	-1.13
Res Nonhomestead	31,234	31,065	-168	-0.54	1.49	1.47	-0.02	-1.55
Apartments	26,314	26,451	136	0.52	1.78	1.77	-0.01	-0.58
Low-Income Apts	3,045	3,253	208	6.84	1.08	1.06	-0.02	-1.94
Seasonal Rec	1,858	1,902	44	2.38	1.46	1.44	-0.02	-1.20
New Construction	NA	9,918	NA	NA	NA	1.65	NA	NA
C/I First Tier	17,482	17,465	-18	-0.10	2.26	2.25	-0.01	-0.42
C/I Second Tier	125,750	128,243	2,493	1.98	3.41	3.42	0.00	0.06
Public Utility	50,532	48,372	-2,161	-4.28	2.59	2.57	-0.02	-0.93
Ag Homestead: House	1,374	1,466	91	6.66	1.26	1.24	-0.01	-1.05
Ag Homestead: Land	884	983	99	11.21	0.45	0.46	0.01	2.41
Ag Nonhomestead	2,442	2,451	10	0.39	1.07	1.05	-0.02	-1.59
Manufactured Homes	765	806	42	5.48	1.55	1.60	0.05	3.04
Miscellaneous	216	212	-4	-1.95	1.74	1.72	-0.02	-1.03
Total	498,432	520,342	21,910	4.40	1.73	1.71	-0.03	-1.63

13.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	152,063	159,028	6,965	4.58
City/Town	2,294	2,294	0	0.00	150,762	159,541	8,779	5.82
School Dist	53,041	53,307	267	0.50	92,734	96,524	3,790	4.09
Special Dist	514	517	3	0.53	6,996	7,087	91	1.30
Total	55,848	56,118	269	0.48	402,556	422,180	19,624	4.87

13.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	46.21	45.78	-0.43	-0.92
City/Town	0.082	0.077	-0.005	-5.73	45.79	45.91	0.12	0.26
School Dist	1.901	1.801	-0.100	-5.26	28.19	27.80	-0.39	-1.39
Special Dist	0.018	0.017	-0.001	-5.23	2.12	2.04	-0.09	-4.03
Total	2.001	1.896	-0.106	-5.28	122.32	121.53	-0.79	-0.64

13.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	335,531	354,396	18,865	5.62
TIF Value	6,252	6,825	572	9.15
Powerline Value	43	53	10	23.44
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	329,236	347,519	18,283	5.55
FD Distribution Value	0	0	0	0.00

13.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	150,100	155,600	1,846	1,904	58	3.14
Avg Value	225,100	233,200	2,996	3,079	83	2.77
High Value	300,000	310,900	4,145	4,255	110	2.65

14 REGION: CENTRAL MINNESOTA TOWNS

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

14.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	10,228,552	10,965,075	736,523	7.20	97,738	105,640	7,902	8.09
Res Nonhomestead	905,050	956,059	51,009	5.64	9,433	10,018	586	6.21
Apartments	5,273	4,533	-740	-14.03	66	57	-9	-14.03
Seasonal Rec	1,395,306	1,442,757	47,451	3.40	14,168	14,689	522	3.68
New Construction	NA	212,980	NA	NA	NA	2,153	NA	NA
C/I First Tier	173,974	171,894	-2,081	-1.20	2,610	2,578	-31	-1.20
C/I Second Tier	304,899	310,305	5,407	1.77	6,098	6,206	108	1.77
Public Utility	514,332	520,655	6,323	1.23	10,271	10,400	128	1.25
Ag Homestead: House	1,429,596	1,510,270	80,675	5.64	13,005	13,882	877	6.74
Ag Homestead: Land	3,607,100	3,700,707	93,607	2.60	19,513	20,100	586	3.00
Ag Nonhomestead	1,354,658	1,401,179	46,521	3.43	13,354	13,797	443	3.32
Manufactured Homes	7,039	7,182	143	2.04	80	81	2	1.99
Miscellaneous	637	638	0	0.08	7	7	0	0.11
Total	19,926,416	21,204,235	1,277,819	6.41	186,343	199,608	13,265	7.12

14.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	109,969	114,321	4,352	3.96	1.08	1.04	-0.03	-3.02
Res Nonhomestead	10,424	10,638	213	2.05	1.15	1.11	-0.04	-3.40
Apartments	70	60	-11	-14.91	1.34	1.32	-0.01	-1.02
Seasonal Rec	14,020	14,150	131	0.93	1.00	0.98	-0.02	-2.39
New Construction	NA	2,295	NA	NA	NA	1.08	NA	NA
C/I First Tier	3,013	2,930	-83	-2.75	1.73	1.70	-0.03	-1.57
C/I Second Tier	8,281	8,371	89	1.08	2.72	2.70	-0.02	-0.68
Public Utility	13,784	13,990	206	1.49	2.68	2.69	0.01	0.26
Ag Homestead: House	14,461	15,009	549	3.80	1.01	0.99	-0.02	-1.75
Ag Homestead: Land	12,714	12,843	129	1.01	0.35	0.35	-0.01	-1.54
Ag Nonhomestead	10,648	10,720	72	0.68	0.79	0.77	-0.02	-2.67
Manufactured Homes	88	87	0	-0.44	1.24	1.21	-0.03	-2.43
Miscellaneous	7	7	0	-3.15	1.10	1.07	-0.04	-3.22
Total	197,478	205,421	7,943	4.02	0.99	0.97	-0.02	-2.25

14.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	86,698	91,788	5,090	5.87
City/Town	0	0	0	0.00	34,180	35,288	1,108	3.24
School Dist	25,456	25,632	175	0.69	48,192	50,012	1,821	3.78
Special Dist	0	0	0	0.00	893	868	-25	-2.82
Total	25,456	25,632	175	0.69	169,963	177,957	7,994	4.70

14.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.00	0.000	0.000	-100.00	46.59	46.04	-0.54	-1.17
City/Town	0.00	0.000	0.000	0.00	18.37	17.70	-0.67	-3.62
School Dist	1.89	1.765	-0.125	-6.59	25.90	25.09	-0.81	-3.12
Special Dist	0.00	0.000	0.000	0.00	0.48	0.44	-0.04	-9.28
Total	1.89	1.765	-0.125	-6.59	91.33	89.27	-2.06	-2.26

14.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	186,343	199,608	13,265	7.12
TIF Value	0	0	0	0.00
Powerline Value	243	251	8	3.18
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	186,100	199,357	13,258	7.12
FD Distribution Value	0	0	0	0.00

14.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	196,700	208,400	1,990	2,063	73	3.67
Avg Value	294,900	312,500	3,153	3,260	107	3.39
High Value	393,100	416,600	4,316	4,454	138	3.20

15 REGION: SOUTHWEST CITIES

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

15.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	6,573,998	6,963,089	389,091	5.92	53,481	57,383	3,902	7.30
Res Nonhomestead	987,390	997,630	10,239	1.04	10,249	10,358	109	1.06
Apartments	437,603	456,454	18,850	4.31	5,470	5,706	236	4.31
Low-Income Apts	125,230	128,905	3,675	2.93	939	967	28	2.93
Seasonal Rec	59,454	65,482	6,028	10.14	627	695	68	10.77
New Construction	NA	144,657	NA	NA	NA	1,990	NA	NA
C/I First Tier	680,794	676,765	-4,029	-0.59	10,212	10,151	-60	-0.59
C/I Second Tier	1,781,545	1,793,821	12,276	0.69	35,631	35,876	246	0.69
Public Utility	185,626	167,762	-17,864	-9.62	3,700	3,345	-355	-9.59
Ag Homestead: House	20,424	20,980	557	2.73	167	173	7	3.95
Ag Homestead: Land	133,921	134,774	854	0.64	847	853	5	0.63
Ag Nonhomestead	151,795	146,938	-4,856	-3.20	1,511	1,462	-49	-3.21
Manufactured Homes	12,694	12,731	37	0.29	151	154	3	2.05
Miscellaneous	5,883	5,889	6	0.10	73	72	-1	-1.07
Total	11,156,358	11,715,878	559,520	5.02	123,058	129,186	6,128	4.98

15.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	91,018	97,341	6,324	6.95	1.38	1.40	0.01	0.97
Res Nonhomestead	16,708	16,972	264	1.58	1.69	1.70	0.01	0.54
Apartments	8,605	8,989	384	4.46	1.97	1.97	0.00	0.15
Low-Income Apts	1,457	1,512	55	3.78	1.16	1.17	0.01	0.82
Seasonal Rec	1,020	1,123	103	10.05	1.72	1.71	0.00	-0.08
New Construction	NA	3,416	NA	NA	NA	2.36	NA	NA
C/I First Tier	17,428	17,451	23	0.13	2.56	2.58	0.02	0.73
C/I Second Tier	64,912	66,043	1,132	1.74	3.64	3.68	0.04	1.05
Public Utility	7,355	6,563	-792	-10.77	3.96	3.91	-0.05	-1.26
Ag Homestead: House	291	306	15	5.19	1.43	1.46	0.03	2.40
Ag Homestead: Land	1,086	1,113	28	2.55	0.81	0.83	0.02	1.90
Ag Nonhomestead	1,998	1,975	-23	-1.15	1.32	1.34	0.03	2.12
Manufactured Homes	242	243	1	0.58	1.90	1.91	0.01	0.29
Miscellaneous	125	125	0	-0.29	2.13	2.12	-0.01	-0.39
Total	212,245	223,174	10,928	5.15	1.90	1.90	0.00	0.13

15.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	132	0	-132	-100.00	51,931	54,659	2,728	5.25
City/Town	167	84	-83	-49.84	90,309	96,340	6,032	6.68
School Dist	22,663	23,497	835	3.68	23,937	24,580	642	2.68
Special Dist	0	0	0	0.00	1,935	1,964	29	1.49
Total	22,962	23,581	619	2.70	168,112	177,543	9,431	5.61

15.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.012	0.000	-0.012	-100.00	44.01	44.08	0.08	0.17
City/Town	0.016	0.007	-0.008	-52.28	75.39	76.60	1.21	1.61
School Dist	2.120	2.091	-0.029	-1.36	20.80	20.32	-0.48	-2.30
Special Dist	0.000	0.000	0.000	0.00	1.61	1.56	-0.05	-3.33
Total	2.148	2.099	-0.049	-2.30	141.81	142.56	0.76	0.53

15.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	123,058	129,186	6,128	4.98
TIF Value	3,262	3,411	149	4.56
Powerline Value	2	1	-1	-60.98
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	119,794	125,775	5,981	4.99
FD Distribution Value	0	0	0	0.00

15.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	83,700	88,000	945	1,021	76	8.04
Avg Value	125,500	132,000	1,681	1,797	116	6.90
High Value	167,300	175,900	2,417	2,572	155	6.41

16 REGION: SOUTHWEST TOWNS

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

16.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	4,515,959	4,811,910	295,951	6.55	41,123	44,235	3,112	7.57
Res Nonhomestead	636,237	665,395	29,159	4.58	6,570	6,905	335	5.10
Apartments	8,668	8,601	-66	-0.77	108	108	-1	-0.77
Seasonal Rec	1,016,538	1,055,940	39,402	3.88	10,273	10,686	413	4.02
New Construction	NA	144,984	NA	NA	NA	1,375	NA	NA
C/I First Tier	181,028	180,686	-342	-0.19	2,715	2,710	-5	-0.19
C/I Second Tier	517,880	504,969	-12,911	-2.49	10,358	10,099	-258	-2.49
Public Utility	1,028,974	1,112,242	83,269	8.09	20,540	22,206	1,666	8.11
Ag Homestead: House	1,848,265	1,948,150	99,885	5.40	15,442	16,531	1,089	7.05
Ag Homestead: Land	23,728,805	23,814,772	85,966	0.36	156,238	157,035	797	0.51
Ag Nonhomestead	17,178,893	16,701,498	-477,394	-2.78	171,190	166,397	-4,794	-2.80
Manufactured Homes	904	921	17	1.91	11	12	0	1.91
Miscellaneous	929	980	51	5.48	17	18	1	6.21
Total	50,663,079	50,951,049	287,970	0.57	434,585	438,315	3,730	0.86

16.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	43,019	46,312	3,294	7.66	0.95	0.96	0.01	1.03
Res Nonhomestead	6,423	6,794	371	5.77	1.01	1.02	0.01	1.14
Apartments	100	103	3	2.66	1.15	1.19	0.04	3.45
Seasonal Rec	9,848	9,915	67	0.68	0.97	0.94	-0.03	-3.08
New Construction	NA	1,213	NA	NA	NA	0.84	NA	NA
C/I First Tier	2,800	2,802	2	0.08	1.55	1.55	0.00	0.27
C/I Second Tier	12,322	12,182	-140	-1.14	2.38	2.41	0.03	1.39
Public Utility	23,129	25,425	2,296	9.93	2.25	2.29	0.04	1.70
Ag Homestead: House	15,510	16,510	1,000	6.45	0.84	0.85	0.01	0.99
Ag Homestead: Land	82,700	83,937	1,236	1.49	0.35	0.35	0.00	1.13
Ag Nonhomestead	95,628	94,161	-1,467	-1.53	0.56	0.56	0.01	1.28
Manufactured Homes	13	13	1	6.42	1.39	1.45	0.06	4.42
Miscellaneous	13	14	1	6.26	1.39	1.40	0.01	0.74
Total	291,504	299,380	7,876	2.70	0.58	0.59	0.01	2.12

16.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	90	0	-90	-100.00	176,167	180,689	4,522	2.57
City/Town	0	0	0	0.00	34,728	35,330	602	1.73
School Dist	20,264	22,444	2,180	10.76	66,817	69,863	3,046	4.56
Special Dist	0	0	0	0.00	4,933	4,819	-114	-2.31
Total	20,353	22,444	2,091	10.27	282,644	290,701	8,056	2.85

16.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.010	0.000	-0.010	-100.00	40.58	41.26	0.69	1.69
City/Town	0.000	0.000	0.000	0.00	8.00	8.07	0.07	0.87
School Dist	2.332	2.424	0.092	3.93	15.39	15.96	0.56	3.67
Special Dist	0.000	0.000	0.000	0.00	1.14	1.10	-0.04	-3.14
Total	2.343	2.424	0.081	3.47	65.10	66.39	1.29	1.98

16.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	434,585	438,315	3,730	0.86
TIF Value	68	68	0	0.00
Powerline Value	339	344	5	1.41
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	434,178	437,903	3,725	0.86
FD Distribution Value	0	0	0	0.00

16.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	140,300	147,500	1,082	1,178	96	8.87
Avg Value	210,400	221,200	1,743	1,890	147	8.43
High Value	280,500	294,800	2,405	2,601	196	8.15

17 REGION: SOUTH CENTRAL CITIES

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

17.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	7,579,214	7,952,326	373,112	4.92	65,545	69,340	3,795	5.79
Res Nonhomestead	1,187,095	1,172,817	-14,278	-1.20	12,489	12,374	-115	-0.92
Apartments	796,667	837,593	40,926	5.14	9,958	10,470	512	5.14
Low-Income Apts	117,680	128,414	10,734	9.12	882	963	81	9.22
Seasonal Rec	74,434	76,500	2,066	2.78	748	771	22	3.00
New Construction	NA	171,514	NA	NA	NA	2,144	NA	NA
C/I First Tier	532,347	526,068	-6,279	-1.18	7,985	7,891	-94	-1.18
C/I Second Tier	1,886,839	1,838,681	-48,157	-2.55	37,737	36,774	-963	-2.55
Public Utility	175,458	152,444	-23,014	-13.12	3,508	3,047	-460	-13.13
Ag Homestead: House	13,634	14,195	561	4.12	116	123	7	5.80
Ag Homestead: Land	68,749	67,335	-1,415	-2.06	448	442	-6	-1.36
Ag Nonhomestead	88,643	96,456	7,813	8.81	886	964	78	8.82
Manufactured Homes	28,618	29,540	922	3.22	326	341	16	4.84
Miscellaneous	5,750	5,753	4	0.06	73	73	1	0.69
Total	12,555,129	13,069,637	514,508	4.10	140,700	145,717	5,017	3.57

17.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	104,484	109,664	5,180	4.96	1.38	1.38	0.00	0.03
Res Nonhomestead	19,100	18,841	-260	-1.36	1.61	1.61	0.00	-0.16
Apartments	13,684	14,329	645	4.71	1.72	1.71	-0.01	-0.40
Low-Income Apts	1,359	1,456	96	7.07	1.16	1.13	-0.02	-1.88
Seasonal Rec	1,133	1,135	3	0.24	1.52	1.48	-0.04	-2.47
New Construction	NA	3,332	NA	NA	NA	1.94	NA	NA
C/I First Tier	13,369	13,292	-77	-0.58	2.51	2.53	0.02	0.61
C/I Second Tier	64,430	63,250	-1,181	-1.83	3.41	3.44	0.03	0.74
Public Utility	6,056	5,336	-720	-11.89	3.45	3.50	0.05	1.41
Ag Homestead: House	206	220	13	6.39	1.51	1.55	0.03	2.18
Ag Homestead: Land	624	622	-2	-0.28	0.91	0.92	0.02	1.82
Ag Nonhomestead	1,185	1,292	107	9.00	1.34	1.34	0.00	0.17
Manufactured Homes	466	483	17	3.70	1.63	1.64	0.01	0.46
Miscellaneous	125	125	0	0.40	2.17	2.18	0.01	0.34
Total	226,222	233,377	7,154	3.16	1.80	1.79	-0.02	-0.90

17.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	65,042	66,785	1,743	2.68
City/Town	270	265	-5	-1.81	86,053	89,840	3,787	4.40
School Dist	24,124	24,096	-29	-0.12	29,636	31,099	1,462	4.93
Special Dist	0	0	0	0.00	615	511	-104	-16.96
Total	24,395	24,361	-33	-0.14	181,346	188,234	6,888	3.80

17.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	47.62	47.20	-0.42	-0.89
City/Town	0.022	0.021	-0.001	-5.63	62.67	63.16	0.49	0.78
School Dist	1.979	1.899	-0.079	-4.00	21.93	22.19	0.27	1.22
Special Dist	0.000	0.000	0.000	0.00	0.45	0.36	-0.09	-19.84
Total	2.001	1.920	-0.080	-4.02	132.67	132.91	0.25	0.18

17.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	140,700	145,717	5,017	3.57
TIF Value	3,362	3,450	87	2.60
Powerline Value	1	1	0	16.57
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	137,337	142,266	4,929	3.59
FD Distribution Value	0	0	0	0.00

17.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	109,100	113,000	1,302	1,359	57	4.38
Avg Value	163,500	169,400	2,197	2,285	88	4.01
High Value	218,000	225,800	3,095	3,210	115	3.72

18 REGION: SOUTH CENTRAL TOWNS

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

18.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	3,698,583	3,920,192	221,609	5.99	34,576	36,930	2,354	6.81
Res Nonhomestead	536,987	536,943	-44	-0.01	5,547	5,562	15	0.26
Apartments	8,118	8,687	568	7.00	101	109	7	7.00
Seasonal Rec	309,728	321,875	12,147	3.92	3,106	3,232	126	4.04
New Construction	NA	71,751	NA	NA	NA	679	NA	NA
C/I First Tier	98,912	97,863	-1,049	-1.06	1,484	1,468	-16	-1.06
C/I Second Tier	296,031	273,685	-22,347	-7.55	5,921	5,474	-447	-7.55
Public Utility	632,578	717,812	85,234	13.47	12,645	14,347	1,702	13.46
Ag Homestead: House	1,266,379	1,304,843	38,465	3.04	11,173	11,621	448	4.01
Ag Homestead: Land	12,022,981	11,997,425	-25,556	-0.21	77,138	77,647	510	0.66
Ag Nonhomestead	7,369,243	7,359,232	-10,011	-0.14	73,508	73,415	-93	-0.13
Manufactured Homes	380	402	22	5.93	4	5	1	18.88
Total	26,239,920	26,610,710	370,791	1.41	225,205	230,489	5,284	2.35

18.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	37,385	39,318	1,933	5.17	1.01	1.00	-0.01	-0.77
Res Nonhomestead	5,743	5,720	-23	-0.40	1.07	1.07	0.00	-0.39
Apartments	109	114	5	4.84	1.34	1.32	-0.03	-2.02
Seasonal Rec	3,181	3,211	30	0.94	1.03	1.00	-0.03	-2.87
New Construction	NA	654	NA	NA	NA	0.91	NA	NA
C/I First Tier	1,598	1,586	-12	-0.74	1.62	1.62	0.01	0.32
C/I Second Tier	7,259	6,875	-384	-5.29	2.45	2.51	0.06	2.44
Public Utility	14,859	17,086	2,227	14.99	2.35	2.38	0.03	1.33
Ag Homestead: House	11,841	12,184	343	2.89	0.94	0.93	0.00	-0.14
Ag Homestead: Land	49,166	49,272	105	0.21	0.41	0.41	0.00	0.43
Ag Nonhomestead	49,171	48,884	-288	-0.59	0.67	0.66	0.00	-0.45
Manufactured Homes	4	5	1	15.11	1.18	1.28	0.10	8.67
Total	180,317	184,909	4,592	2.55	0.69	0.69	0.01	1.12

18.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	109,118	111,635	2,516	2.31
City/Town	0	0	0	0.00	21,319	21,873	554	2.60
School Dist	14,107	14,649	543	3.85	40,611	42,587	1,976	4.87
Special Dist	0	0	0	0.00	1,001	745	-257	-25.62
Total	14,107	14,649	543	3.85	172,049	176,838	4,789	2.78

18.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.00	0.000	0.000	-100.00	48.52	48.53	0.01	0.02
City/Town	0.00	0.000	0.000	0.00	9.48	9.51	0.03	0.30
School Dist	2.17	2.133	-0.037	-1.71	18.06	18.51	0.45	2.52
Special Dist	0.00	0.000	0.000	0.00	0.45	0.32	-0.12	-27.28
Total	2.17	2.133	-0.037	-1.71	76.51	76.88	0.37	0.48

18.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	225,205	230,489	5,284	2.35
TIF Value	0	0	0	0.00
Powerline Value	325	462	137	42.15
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	224,879	230,026	5,147	2.29
FD Distribution Value	0	0	0	0.00

18.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	166,400	174,000	1,464	1,543	79	5.40
Avg Value	249,400	260,900	2,336	2,456	120	5.14
High Value	332,500	347,800	3,209	3,370	161	5.02

19 REGION: OLMSTED COUNTY

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

19.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	11,106,262	11,783,721	677,459	6.10	105,337	112,703	7,366	6.99
Res Nonhomestead	1,976,601	2,034,670	58,069	2.94	20,587	21,196	609	2.96
Apartments	1,310,337	1,256,717	-53,620	-4.09	16,379	15,709	-670	-4.09
Low-Income Apts	206,102	269,963	63,861	30.99	1,546	2,025	479	30.99
Seasonal Rec	6,174	6,162	-13	-0.21	70	69	0	-0.22
New Construction	NA	293,451	NA	NA	NA	3,704	NA	NA
C/I First Tier	351,030	346,427	-4,602	-1.31	5,265	5,196	-69	-1.31
C/I Second Tier	3,289,882	3,168,078	-121,804	-3.70	65,798	63,362	-2,436	-3.70
Public Utility	197,464	225,758	28,293	14.33	3,946	4,513	567	14.38
Ag Homestead: House	424,630	439,870	15,240	3.59	4,080	4,258	178	4.36
Ag Homestead: Land	1,184,198	1,170,071	-14,126	-1.19	6,891	6,797	-94	-1.37
Ag Nonhomestead	669,476	681,253	11,777	1.76	6,657	6,767	111	1.66
Manufactured Homes	26,245	34,216	7,971	30.37	324	422	98	30.38
Miscellaneous	4,594	2,978	-1,616	-35.17	52	30	-22	-42.24
Total	20,752,994	21,713,334	960,340	4.63	236,931	246,752	9,821	4.14

19.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	142,126	152,956	10,829	7.62	1.28	1.30	0.02	1.43
Res Nonhomestead	27,413	28,446	1,033	3.77	1.39	1.40	0.01	0.81
Apartments	21,887	21,167	-720	-3.29	1.67	1.68	0.01	0.83
Low-Income Apts	2,145	2,815	669	31.20	1.04	1.04	0.00	0.16
Seasonal Rec	77	77	-1	-0.84	1.25	1.24	-0.01	-0.64
New Construction	NA	5,383	NA	NA	NA	1.83	NA	NA
C/I First Tier	7,530	7,520	-10	-0.13	2.15	2.17	0.03	1.20
C/I Second Tier	106,656	104,251	-2,405	-2.26	3.24	3.29	0.05	1.50
Public Utility	5,864	6,726	863	14.71	2.97	2.98	0.01	0.33
Ag Homestead: House	4,353	4,582	228	5.24	1.03	1.04	0.02	1.60
Ag Homestead: Land	4,584	4,503	-81	-1.77	0.39	0.38	0.00	-0.58
Ag Nonhomestead	5,373	5,459	86	1.59	0.80	0.80	0.00	-0.16
Manufactured Homes	437	569	132	30.27	1.67	1.66	0.00	-0.08
Miscellaneous	80	47	-33	-40.81	1.74	1.59	-0.15	-8.70
Total	328,527	344,501	15,974	4.86	1.58	1.59	0.00	0.22

19.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	107,547	112,813	5,266	4.90
City/Town	2,275	2,254	-22	-0.96	98,018	104,196	6,178	6.30
School Dist	35,442	35,015	-427	-1.20	50,765	54,087	3,322	6.54
Special Dist	0	0	0	0.00	3,780	3,934	155	4.09
Total	37,718	37,269	-448	-1.19	260,109	275,030	14,921	5.74

19.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	46.70	47.14	0.44	0.95
City/Town	0.121	0.114	-0.007	-5.65	42.56	43.54	0.98	2.30
School Dist	1.888	1.777	-0.111	-5.89	22.04	22.60	0.56	2.54
Special Dist	0.000	0.000	0.000	0.00	1.64	1.64	0.00	0.17
Total	2.009	1.891	-0.118	-5.87	112.94	114.92	1.99	1.76

19.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	236,931	246,752	9,821	4.14
TIF Value	6,569	7,385	817	12.43
Powerline Value	36	38	2	5.02
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	230,327	239,329	9,002	3.91
FD Distribution Value	0	0	0	0.00

19.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	178,200	187,500	2,131	2,275	144	6.76
Avg Value	267,200	281,100	3,406	3,625	219	6.43
High Value	356,200	374,700	4,680	4,974	294	6.28

20 REGION: SOUTHEAST CITIES

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

20.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	12,512,428	13,356,893	844,465	6.75	109,365	118,132	8,767	8.02
Res Nonhomestead	1,730,704	1,807,091	76,387	4.41	18,193	19,004	811	4.46
Apartments	756,683	787,300	30,617	4.05	9,459	9,841	383	4.05
Low-Income Apts	193,538	197,889	4,350	2.25	1,451	1,484	33	2.25
Seasonal Rec	93,296	95,021	1,726	1.85	969	983	14	1.40
New Construction	NA	255,549	NA	NA	NA	3,369	NA	NA
C/I First Tier	813,235	804,446	-8,789	-1.08	12,199	12,067	-132	-1.08
C/I Second Tier	2,349,535	2,379,208	29,673	1.26	46,991	47,584	593	1.26
Public Utility	1,147,100	1,137,872	-9,228	-0.80	22,933	22,747	-186	-0.81
Ag Homestead: House	35,718	38,945	3,227	9.03	319	349	29	9.12
Ag Homestead: Land	162,440	163,192	752	0.46	975	984	9	0.91
Ag Nonhomestead	170,859	174,409	3,550	2.08	1,698	1,731	33	1.94
Manufactured Homes	35,583	36,757	1,173	3.30	420	430	10	2.44
Miscellaneous	14,138	13,588	-550	-3.89	172	165	-7	-3.88
Total	20,015,256	21,248,158	1,232,902	6.16	225,144	238,870	13,726	6.10

20.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	173,652	184,216	10,564	6.08	1.39	1.38	-0.01	-0.62
Res Nonhomestead	27,571	28,250	679	2.46	1.59	1.56	-0.03	-1.87
Apartments	13,637	13,977	341	2.50	1.80	1.78	-0.03	-1.49
Low-Income Apts	2,262	2,278	16	0.72	1.17	1.15	-0.02	-1.49
Seasonal Rec	1,428	1,429	1	0.08	1.53	1.50	-0.03	-1.74
New Construction	NA	5,529	NA	NA	NA	2.16	NA	NA
C/I First Tier	19,623	19,176	-447	-2.28	2.41	2.38	-0.03	-1.21
C/I Second Tier	82,465	82,966	501	0.61	3.51	3.49	-0.02	-0.65
Public Utility	34,532	33,708	-825	-2.39	3.01	2.96	-0.05	-1.60
Ag Homestead: House	467	506	39	8.36	1.31	1.30	-0.01	-0.62
Ag Homestead: Land	1,048	1,043	-5	-0.50	0.65	0.64	-0.01	-0.96
Ag Nonhomestead	2,076	2,089	12	0.59	1.22	1.20	-0.02	-1.45
Manufactured Homes	634	640	6	0.88	1.78	1.74	-0.04	-2.34
Miscellaneous	272	256	-15	-5.66	1.92	1.89	-0.04	-1.84
Total	359,667	376,063	16,395	4.56	1.80	1.77	-0.03	-1.51

20.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	0.00	100,318	105,004	4,687	4.67
City/Town	0	0	0	0.00	135,580	143,471	7,891	5.82
School Dist	43,186	44,156	970	2.25	49,133	49,472	338	0.69
Special Dist	0	0	0	0.00	3,658	3,827	168	4.60
Total	43,186	44,156	970	2.25	288,689	301,774	13,085	4.53

20.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	0.00	45.62	45.16	-0.46	-1.01
City/Town	0.000	0.000	0.000	0.00	61.27	61.34	0.07	0.11
School Dist	2.225	2.142	-0.083	-3.74	22.54	21.47	-1.07	-4.76
Special Dist	0.000	0.000	0.000	0.00	1.65	1.64	-0.02	-1.04
Total	2.225	2.142	-0.083	-3.74	131.09	129.61	-1.48	-1.13

20.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	225,144	238,870	13,726	6.10
TIF Value	3,860	4,960	1,100	28.49
Powerline Value	3	2	0	-7.20
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	221,282	233,908	12,626	5.71
FD Distribution Value	0	0	0	0.00

20.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	116,800	123,600	1,441	1,528	87	6.04
Avg Value	175,200	185,300	2,405	2,532	127	5.28
High Value	233,500	247,000	3,368	3,536	168	4.99

21 REGION: SOUTHEAST TOWNS

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

21.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	5,957,538	6,235,990	278,452	4.67	55,814	58,894	3,080	5.52
Res Nonhomestead	924,857	968,066	43,208	4.67	9,563	10,023	460	4.81
Apartments	4,924	5,460	536	10.89	62	68	7	10.89
Seasonal Rec	289,233	296,131	6,898	2.38	2,939	3,014	75	2.54
New Construction	NA	117,551	NA	NA	NA	1,148	NA	NA
C/I First Tier	140,363	141,573	1,210	0.86	2,105	2,124	18	0.86
C/I Second Tier	280,448	276,721	-3,728	-1.33	5,609	5,534	-75	-1.33
Public Utility	571,553	641,008	69,455	12.15	11,418	12,804	1,386	12.13
Ag Homestead: House	1,980,703	2,205,053	224,350	11.33	17,747	20,063	2,316	13.05
Ag Homestead: Land	12,650,553	12,644,421	-6,133	-0.05	77,066	77,630	564	0.73
Ag Nonhomestead	6,049,434	6,120,614	71,180	1.18	59,788	60,616	828	1.39
Manufactured Homes	6,066	6,370	304	5.01	76	80	4	5.01
Miscellaneous	1,437	1,407	-30	-2.07	22	21	0	-2.07
Total	28,857,111	29,660,365	803,254	2.78	242,208	252,019	9,811	4.05

21.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	59,405	61,227	1,821	3.07	1.00	0.98	-0.02	-1.54
Res Nonhomestead	9,862	10,054	192	1.95	1.07	1.04	-0.03	-2.60
Apartments	62	67	4	6.93	1.27	1.22	-0.05	-3.57
Seasonal Rec	2,671	2,657	-14	-0.51	0.92	0.90	-0.03	-2.83
New Construction	NA	1,141	NA	NA	NA	0.97	NA	NA
C/I First Tier	2,321	2,314	-7	-0.29	1.65	1.63	-0.02	-1.14
C/I Second Tier	7,338	7,205	-132	-1.81	2.62	2.60	-0.01	-0.48
Public Utility	14,713	16,361	1,647	11.20	2.57	2.55	-0.02	-0.85
Ag Homestead: House	19,070	21,124	2,054	10.77	0.96	0.96	0.00	-0.50
Ag Homestead: Land	51,707	50,510	-1,197	-2.31	0.41	0.40	-0.01	-2.27
Ag Nonhomestead	43,693	42,909	-784	-1.79	0.72	0.70	-0.02	-2.94
Manufactured Homes	70	73	2	3.05	1.16	1.14	-0.02	-1.87
Miscellaneous	23	22	0	-0.30	1.57	1.60	0.03	1.81
Total	210,934	215,663	4,729	2.24	0.73	0.73	0.00	-0.53

21.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	0.00	115,147	118,315	3,168	2.75
City/Town	0	0	0	0.00	29,489	29,909	421	1.43
School Dist	22,147	23,368	1,221	5.51	52,329	52,910	581	1.11
Special Dist	0	0	0	0.00	1,143	1,203	60	5.22
Total	22,147	23,368	1,221	5.51	198,108	202,338	4,230	2.14

21.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	0.00	47.61	47.01	-0.60	-1.26
City/Town	0.000	0.000	0.000	0.00	12.20	11.89	-0.31	-2.54
School Dist	2.254	2.221	-0.034	-1.49	21.66	21.04	-0.62	-2.85
Special Dist	0.000	0.000	0.000	0.00	0.47	0.48	0.01	1.12
Total	2.254	2.221	-0.034	-1.49	81.93	80.41	-1.52	-1.86

21.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	242,208	252,019	9,811	4.05
TIF Value	0	0	0	0.00
Powerline Value	148	155	7	5.06
FD Contribution Value	0	0	0	0.00
Taxable Net Tax Capacity	242,060	251,863	9,803	4.05
FD Distribution Value	0	0	0	0.00

21.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	168,900	177,900	1,584	1,655	71	4.48
Avg Value	253,200	266,700	2,527	2,630	103	4.08
High Value	337,600	355,500	3,471	3,606	135	3.89

22 REGION: ANOKA COUNTY

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

22.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	28,192,091	30,012,066	1,819,975	6.46	267,755	286,840	19,085	7.13
Res Nonhomestead	3,170,691	3,247,278	76,587	2.42	32,779	33,528	748	2.28
Apartments	1,648,893	1,726,263	77,370	4.69	20,611	21,578	967	4.69
Low-Income Apts	433,384	534,349	100,965	23.30	3,159	3,811	653	20.66
Seasonal Rec	43,842	45,185	1,343	3.06	472	487	15	3.17
New Construction	NA	555,583	NA	NA	NA	6,473	NA	NA
C/I First Tier	502,515	492,593	-9,922	-1.97	7,538	7,389	-149	-1.97
C/I Second Tier	4,659,496	4,702,731	43,236	0.93	93,190	94,055	865	0.93
Public Utility	381,320	279,851	-101,468	-26.61	7,622	5,596	-2,026	-26.58
Ag Homestead: House	140,980	144,348	3,368	2.39	1,365	1,408	43	3.15
Ag Homestead: Land	79,302	92,063	12,761	16.09	399	464	65	16.36
Ag Nonhomestead	160,605	156,162	-4,443	-2.77	1,593	1,547	-46	-2.88
Manufactured Homes	141,222	141,660	438	0.31	1,544	1,552	7	0.48
Miscellaneous	5,342	7,052	1,710	32.01	70	87	17	24.26
Total	39,559,682	42,137,185	2,577,503	6.52	438,096	464,814	26,718	6.10

22.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	313,088	326,067	12,980	4.15	1.11	1.09	-0.02	-2.17
Res Nonhomestead	38,478	38,454	-24	-0.06	1.21	1.18	-0.03	-2.42
Apartments	24,199	24,881	682	2.82	1.47	1.44	-0.03	-1.79
Low-Income Apts	3,993	4,709	716	17.93	0.92	0.88	-0.04	-4.35
Seasonal Rec	484	480	-4	-0.75	1.10	1.06	-0.04	-3.70
New Construction	NA	7,835	NA	NA	NA	1.41	NA	NA
C/I First Tier	9,361	9,026	-336	-3.59	1.86	1.83	-0.03	-1.64
C/I Second Tier	149,207	148,870	-336	-0.23	3.20	3.17	-0.04	-1.14
Public Utility	11,735	8,629	-3,105	-26.46	3.08	3.08	0.01	0.20
Ag Homestead: House	1,477	1,442	-35	-2.34	1.05	1.00	-0.05	-4.62
Ag Homestead: Land	198	336	138	69.84	0.25	0.36	0.12	46.30
Ag Nonhomestead	1,362	1,271	-91	-6.65	0.85	0.81	-0.03	-3.99
Manufactured Homes	1,814	1,784	-30	-1.65	1.28	1.26	-0.03	-1.95
Miscellaneous	87	107	20	23.63	1.62	1.52	-0.10	-6.35
Total	555,481	573,893	18,412	3.31	1.40	1.36	-0.04	-3.01

22.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	121,263	121,083	-179	-0.15
City/Town	707	461	-246	-34.75	147,876	157,218	9,342	6.32
School Dist	79,096	80,316	1,219	1.54	88,689	91,203	2,514	2.83
Special Dist	0	0	0	0.00	17,508	17,732	224	1.28
Total	79,804	80,777	974	1.22	375,336	387,236	11,900	3.17

22.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	31.18	29.53	-1.65	-5.30
City/Town	0.018	0.011	-0.007	-38.69	38.02	38.34	0.32	0.83
School Dist	2.033	1.940	-0.093	-4.59	22.81	22.24	-0.56	-2.47
Special Dist	0.000	0.000	0.000	0.00	4.50	4.32	-0.18	-3.94
Total	2.051	1.951	-0.100	-4.90	96.51	94.44	-2.08	-2.15

22.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	438,096	464,814	26,718	6.10
TIF Value	11,717	13,447	1,731	14.77
Powerline Value	0	0	0	0.00
FD Contribution Value	37,477	41,312	3,835	10.23
Taxable Net Tax Capacity	388,902	410,054	21,152	5.44
FD Distribution Value	0	72,122	72,122	0.00

22.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	186,100	196,100	1,980	2,049	69	3.48
Avg Value	279,000	294,000	3,148	3,248	100	3.18
High Value	372,000	391,900	4,317	4,447	130	3.01

23 REGION: WASHINGTON COUNTY

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

23.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	26,316,866	27,251,132	934,267	3.55	258,237	268,287	10,050	3.89
Res Nonhomestead	3,870,704	3,922,432	51,728	1.34	40,728	41,279	551	1.35
Apartments	1,401,840	1,443,428	41,587	2.97	17,523	18,043	520	2.97
Low-Income Apts	340,323	370,286	29,964	8.80	2,498	2,736	238	9.52
Seasonal Rec	138,783	139,579	796	0.57	1,475	1,485	11	0.72
New Construction	NA	703,303	NA	NA	NA	8,050	NA	NA
C/I First Tier	313,353	309,852	-3,501	-1.12	4,700	4,648	-53	-1.12
C/I Second Tier	3,641,379	3,872,866	231,488	6.36	72,828	77,457	4,630	6.36
Public Utility	605,696	523,297	-82,399	-13.60	12,112	10,464	-1,648	-13.61
Ag Homestead: House	233,521	244,254	10,733	4.60	2,309	2,426	117	5.07
Ag Homestead: Land	253,604	259,852	6,248	2.46	1,310	1,345	36	2.72
Ag Nonhomestead	444,087	408,523	-35,564	-8.01	4,410	4,053	-357	-8.10
Manufactured Homes	24,722	24,799	78	0.31	295	296	1	0.31
Miscellaneous	5,179	5,207	28	0.54	54	55	0	0.80
Total	37,590,056	39,478,811	1,888,755	5.02	418,479	440,624	22,145	5.29

23.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	303,285	320,989	17,705	5.84	1.15	1.18	0.03	2.21
Res Nonhomestead	46,290	48,039	1,749	3.78	1.20	1.22	0.03	2.41
Apartments	20,655	21,488	833	4.03	1.47	1.49	0.02	1.04
Low-Income Apts	2,987	3,320	333	11.16	0.88	0.90	0.02	2.17
Seasonal Rec	1,424	1,456	32	2.23	1.03	1.04	0.02	1.65
New Construction	NA	10,184	NA	NA	NA	1.45	NA	NA
C/I First Tier	5,771	5,802	32	0.55	1.84	1.87	0.03	1.68
C/I Second Tier	115,605	122,948	7,342	6.35	3.17	3.17	0.00	-0.01
Public Utility	17,504	14,901	-2,602	-14.87	2.89	2.85	-0.04	-1.46
Ag Homestead: House	2,288	2,449	161	7.03	0.98	1.00	0.02	2.33
Ag Homestead: Land	668	702	34	5.13	0.26	0.27	0.01	2.60
Ag Nonhomestead	3,414	3,130	-284	-8.31	0.77	0.77	0.00	-0.33
Manufactured Homes	321	335	15	4.61	1.30	1.35	0.06	4.28
Miscellaneous	73	74	0	0.54	1.42	1.42	0.00	-0.01
Total	520,284	555,818	35,533	6.83	1.38	1.41	0.02	1.72

23.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	1,183	1,183	0	0.00	103,293	109,117	5,824	5.64
City/Town	616	616	0	-0.07	129,719	138,638	8,919	6.88
School Dist	82,560	91,501	8,941	10.83	104,349	111,162	6,813	6.53
Special Dist	0	0	0	0.00	21,163	21,677	514	2.43
Total	84,359	93,300	8,941	10.60	358,524	380,595	22,071	6.16

23.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.032	0.031	-0.002	-4.93	27.07	27.25	0.18	0.68
City/Town	0.017	0.016	-0.001	-5.00	33.99	34.62	0.63	1.86
School Dist	2.260	2.381	0.121	5.37	27.34	27.76	0.42	1.53
Special Dist	0.000	0.000	0.000	0.00	5.55	5.41	-0.13	-2.38
Total	2.309	2.428	0.119	5.15	93.95	95.05	1.10	1.17

23.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	418,479	440,624	22,145	5.29
TIF Value	5,967	6,529	561	9.41
Powerline Value	3	1	-2	-58.45
FD Contribution Value	30,886	33,680	2,794	9.05
Taxable Net Tax Capacity	381,623	400,414	18,792	4.92
FD Distribution Value	39,090	42,300	3,210	8.21

23.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	229,200	233,600	2,526	2,633	107	4.24
Avg Value	343,600	350,200	3,962	4,125	163	4.11
High Value	458,100	466,900	5,362	5,572	210	3.92

24 REGION: DAKOTA COUNTY

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

24.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	37,527,854	39,601,268	2,073,414	5.53	362,651	385,026	22,375	6.17
Res Nonhomestead	4,341,178	4,430,857	89,679	2.07	44,916	45,758	843	1.88
Apartments	3,779,646	3,950,834	171,187	4.53	47,246	49,385	2,140	4.53
Low-Income Apts	276,955	308,316	31,361	11.32	2,027	2,280	253	12.48
Seasonal Rec	22,658	22,809	151	0.67	276	278	2	0.55
New Construction	NA	688,707	NA	NA	NA	8,036	NA	NA
C/I First Tier	545,858	537,972	-7,886	-1.44	8,188	8,070	-118	-1.44
C/I Second Tier	7,145,462	7,474,126	328,664	4.60	142,909	149,483	6,573	4.60
Public Utility	953,561	655,333	-298,228	-31.28	19,065	13,107	-5,958	-31.25
Ag Homestead: House	261,289	265,750	4,460	1.71	2,575	2,626	51	1.97
Ag Homestead: Land	938,478	979,833	41,354	4.41	5,889	6,247	357	6.06
Ag Nonhomestead	430,244	446,321	16,077	3.74	4,302	4,463	161	3.74
Manufactured Homes	136,926	140,246	3,320	2.42	1,598	1,722	124	7.79
Miscellaneous	3,281	3,097	-185	-5.63	35	33	-2	-5.56
Total	56,363,393	59,505,469	3,142,076	5.57	641,678	676,513	34,836	5.43

24.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	429,570	439,889	10,319	2.40	1.14	1.11	-0.03	-2.96
Res Nonhomestead	52,457	51,712	-745	-1.42	1.21	1.17	-0.04	-3.42
Apartments	52,730	53,069	339	0.64	1.40	1.34	-0.05	-3.72
Low-Income Apts	2,449	2,688	239	9.74	0.88	0.87	-0.01	-1.42
Seasonal Rec	262	253	-9	-3.28	1.16	1.11	-0.05	-3.93
New Construction	NA	9,544	NA	NA	NA	1.39	NA	NA
C/I First Tier	9,930	9,512	-418	-4.21	1.82	1.77	-0.05	-2.80
C/I Second Tier	222,196	226,024	3,828	1.72	3.11	3.02	-0.09	-2.75
Public Utility	28,661	19,709	-8,953	-31.24	3.01	3.01	0.00	0.06
Ag Homestead: House	2,437	2,380	-56	-2.32	0.93	0.90	-0.04	-3.96
Ag Homestead: Land	2,934	2,928	-6	-0.19	0.31	0.30	-0.01	-4.40
Ag Nonhomestead	2,870	2,811	-59	-2.07	0.67	0.63	-0.04	-5.60
Manufactured Homes	1,885	1,953	68	3.58	1.38	1.39	0.02	1.13
Miscellaneous	47	43	-4	-8.41	1.44	1.40	-0.04	-2.95
Total	808,428	822,514	14,086	1.74	1.43	1.38	-0.05	-3.63

24.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	128,366	127,809	-557	-0.43
City/Town	1,294	1,253	-41	-3.17	230,681	241,548	10,867	4.71
School Dist	135,196	135,890	695	0.51	141,964	143,675	1,710	1.20
Special Dist	0	0	0	0.00	21,101	22,037	936	4.43
Total	136,490	137,144	654	0.48	522,113	535,069	12,956	2.48

24.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	22.53	21.21	-1.32	-5.87
City/Town	0.024	0.022	-0.002	-8.30	40.48	40.08	-0.41	-1.01
School Dist	2.475	2.356	-0.119	-4.81	24.91	23.84	-1.08	-4.32
Special Dist	0.000	0.000	0.000	0.00	3.70	3.66	-0.05	-1.27
Total	2.498	2.377	-0.121	-4.85	91.63	88.77	-2.85	-3.11

24.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	641,678	676,513	34,836	5.43
TIF Value	12,458	14,384	1,926	15.46
Powerline Value	0	0	0	0.00
FD Contribution Value	59,395	59,395	0	0.00
Taxable Net Tax Capacity	569,825	602,735	32,910	5.78
FD Distribution Value	68,687	74,435	5,748	8.37

24.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	209,200	218,800	2,271	2,307	36	1.59
Avg Value	313,600	328,000	3,574	3,623	49	1.37
High Value	418,100	437,300	4,876	4,922	46	0.94

25 REGION: CARVER AND SCOTT COUNTIES

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

25.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	24,764,092	25,933,783	1,169,691	4.72	244,591	257,549	12,958	5.30
Res Nonhomestead	3,516,639	3,625,997	109,357	3.11	37,110	38,274	1,164	3.14
Apartments	1,095,887	1,149,036	53,148	4.85	13,699	14,363	664	4.85
Low-Income Apts	257,314	285,953	28,639	11.13	1,861	2,076	215	11.56
Seasonal Rec	76,844	75,249	-1,595	-2.08	849	835	-13	-1.58
New Construction	NA	651,552	NA	NA	NA	7,444	NA	NA
C/I First Tier	419,474	416,275	-3,199	-0.76	6,292	6,244	-48	-0.76
C/I Second Tier	3,962,660	4,072,383	109,723	2.77	79,253	81,448	2,194	2.77
Public Utility	545,541	499,323	-46,218	-8.47	10,909	9,983	-926	-8.49
Ag Homestead: House	399,271	425,344	26,073	6.53	3,773	4,032	260	6.88
Ag Homestead: Land	1,285,472	1,255,354	-30,119	-2.34	7,012	6,859	-153	-2.18
Ag Nonhomestead	659,689	684,089	24,400	3.70	6,554	6,800	246	3.76
Manufactured Homes	36,919	37,264	345	0.93	416	423	8	1.83
Miscellaneous	4,379	4,249	-130	-2.97	66	60	-6	-8.89
Total	37,024,180	39,115,850	2,091,670	5.65	412,384	436,392	24,008	5.82

25.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	291,502	308,553	17,051	5.85	1.18	1.19	0.01	1.08
Res Nonhomestead	43,650	45,292	1,642	3.76	1.24	1.25	0.01	0.63
Apartments	16,180	17,215	1,035	6.40	1.48	1.50	0.02	1.48
Low-Income Apts	2,311	2,609	298	12.91	0.90	0.91	0.01	1.60
Seasonal Rec	917	889	-28	-3.07	1.19	1.18	-0.01	-1.02
New Construction	NA	9,431	NA	NA	NA	1.45	NA	NA
C/I First Tier	8,066	8,055	-10	-0.12	1.92	1.94	0.01	0.64
C/I Second Tier	126,308	130,482	4,174	3.30	3.19	3.20	0.02	0.52
Public Utility	16,643	15,182	-1,461	-8.78	3.05	3.04	-0.01	-0.33
Ag Homestead: House	3,690	3,911	221	5.98	0.92	0.92	0.00	-0.51
Ag Homestead: Land	3,714	3,324	-390	-10.49	0.29	0.26	-0.02	-8.35
Ag Nonhomestead	4,640	4,607	-33	-0.70	0.70	0.67	-0.03	-4.24
Manufactured Homes	495	524	29	5.78	1.34	1.41	0.06	4.80
Miscellaneous	85	78	-7	-8.42	1.95	1.84	-0.11	-5.62
Total	518,201	550,153	31,952	6.17	1.40	1.41	0.01	0.49

25.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	120,788	125,231	4,442	3.68
City/Town	484	224	-260	-53.71	117,389	124,296	6,908	5.88
School Dist	62,685	77,060	14,375	22.93	114,837	116,143	1,306	1.14
Special Dist	0	0	0	0.00	19,157	19,118	-39	-0.20
Total	63,169	77,284	14,115	22.34	372,171	384,788	12,617	3.39

25.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	32.43	31.98	-0.45	-1.39
City/Town	0.014	0.006	-0.008	-56.32	31.52	31.74	0.22	0.71
School Dist	1.800	2.088	0.288	16.00	30.84	29.66	-1.17	-3.80
Special Dist	0.000	0.000	0.000	0.00	5.14	4.88	-0.26	-5.08
Total	1.814	2.094	0.280	15.45	99.93	98.27	-1.66	-1.66

25.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	412,384	436,392	24,008	5.82
TIF Value	6,763	7,509	746	11.03
Powerline Value	76	83	7	9.77
FD Contribution Value	33,093	37,214	4,121	12.45
Taxable Net Tax Capacity	372,452	391,586	19,134	5.14
FD Distribution Value	36,229	39,307	3,078	8.50

25.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	236,400	244,800	2,632	2,769	137	5.21
Avg Value	354,400	367,000	4,131	4,334	203	4.91
High Value	472,400	489,200	5,578	5,832	254	4.55

26 REGION: NORTHERN HENNEPIN COUNTY

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

26.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	24,017,460	25,587,488	1,570,028	6.54	229,621	246,469	16,848	7.34
Res Nonhomestead	2,812,704	2,798,478	-14,225	-0.51	29,176	28,867	-309	-1.06
Apartments	2,233,967	2,252,689	18,722	0.84	27,925	28,159	234	0.84
Low-Income Apts	375,852	491,534	115,682	30.78	2,782	3,669	887	31.87
Seasonal Rec	148,179	136,742	-11,437	-7.72	1,509	1,395	-115	-7.59
New Construction	NA	651,356	NA	NA	NA	7,684	NA	NA
C/I First Tier	331,351	328,665	-2,686	-0.81	4,970	4,930	-40	-0.81
C/I Second Tier	5,753,686	5,855,081	101,395	1.76	115,074	117,102	2,028	1.76
Public Utility	376,932	233,384	-143,548	-38.08	7,536	4,668	-2,868	-38.06
Ag Homestead: House	96,609	97,213	605	0.63	942	949	7	0.75
Ag Homestead: Land	134,738	138,507	3,769	2.80	679	708	29	4.26
Ag Nonhomestead	196,116	209,083	12,967	6.61	1,961	2,091	130	6.61
Manufactured Homes	26,005	25,753	-252	-0.97	301	298	-3	-1.04
Miscellaneous	2,727	2,357	-370	-13.57	30	26	-4	-13.01
Total	36,506,324	38,808,330	2,302,006	6.31	422,506	447,013	24,508	5.80

26.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	316,104	332,908	16,804	5.32	1.32	1.30	-0.02	-1.15
Res Nonhomestead	39,918	38,667	-1,251	-3.14	1.42	1.38	-0.04	-2.64
Apartments	39,010	38,458	-552	-1.41	1.75	1.71	-0.04	-2.23
Low-Income Apts	4,006	5,163	1,157	28.89	1.07	1.05	-0.02	-1.44
Seasonal Rec	1,893	1,739	-154	-8.14	1.28	1.27	-0.01	-0.45
New Construction	NA	10,646	NA	NA	NA	1.63	NA	NA
C/I First Tier	7,189	7,020	-170	-2.36	2.17	2.14	-0.03	-1.56
C/I Second Tier	197,214	197,479	265	0.13	3.43	3.37	-0.05	-1.60
Public Utility	12,808	7,779	-5,029	-39.27	3.40	3.33	-0.06	-1.91
Ag Homestead: House	1,300	1,277	-23	-1.79	1.35	1.31	-0.03	-2.40
Ag Homestead: Land	546	563	17	3.19	0.41	0.41	0.00	0.38
Ag Nonhomestead	2,044	2,157	113	5.55	1.04	1.03	-0.01	-1.00
Manufactured Homes	431	416	-15	-3.50	1.66	1.61	-0.04	-2.56
Miscellaneous	47	40	-8	-16.30	1.74	1.68	-0.05	-3.16
Total	622,511	644,312	21,801	3.50	1.71	1.66	-0.04	-2.64

26.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	139,340	148,633	9,294	6.67
City/Town	1,113	1,977	863	77.54	158,091	166,581	8,489	5.37
School Dist	84,615	83,290	-1,325	-1.57	86,759	91,703	4,944	5.70
Special Dist	0	0	0	0.00	31,851	32,631	781	2.45
Total	85,729	85,267	-462	-0.54	416,040	439,548	23,508	5.65

26.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	38.04	38.12	0.08	0.21
City/Town	0.031	0.052	0.021	67.00	43.16	42.73	-0.44	-1.01
School Dist	2.364	2.189	-0.175	-7.41	23.69	23.52	-0.17	-0.70
Special Dist	0.000	0.000	0.000	0.00	8.70	8.37	-0.33	-3.75
Total	2.395	2.241	-0.154	-6.44	113.59	112.74	-0.85	-0.75

26.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	422,506	447,013	24,508	5.80
TIF Value	11,627	8,531	-3,096	-26.63
Powerline Value	12	14	3	22.08
FD Contribution Value	44,603	48,594	3,991	8.95
Taxable Net Tax Capacity	366,264	389,874	23,610	6.45
FD Distribution Value	55,807	60,227	4,421	7.92

26.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	191,300	200,700	2,404	2,496	92	3.83
Avg Value	286,800	300,900	3,815	3,952	137	3.59
High Value	382,300	401,100	5,226	5,408	182	3.48

27 REGION: SOUTHEAST HENNEPIN COUNTY

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

27.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	25,668,798	27,062,462	1,393,665	5.43	255,454	271,059	15,605	6.11
Res Nonhomestead	3,735,641	3,808,661	73,019	1.95	39,570	40,333	763	1.93
Apartments	5,630,132	5,678,924	48,792	0.87	70,377	70,987	610	0.87
Low-Income Apts	463,317	475,103	11,786	2.54	3,411	3,516	105	3.08
Seasonal Rec	86,988	82,874	-4,115	-4.73	886	848	-38	-4.32
New Construction	NA	683,624	NA	NA	NA	9,202	NA	NA
C/I First Tier	334,338	329,815	-4,523	-1.35	5,015	4,947	-68	-1.35
C/I Second Tier	10,882,624	10,480,612	-402,012	-3.69	217,652	209,612	-8,040	-3.69
Public Utility	284,253	167,269	-116,984	-41.15	5,681	3,345	-2,335	-41.11
Ag Homestead: House	178	189	11	6.03	2	2	0	7.46
Ag Homestead: Land	160	160	0	0.00	1	1	0	0.00
Ag Nonhomestead	319	327	8	2.67	3	3	0	2.67
Manufactured Homes	5,142	5,248	106	2.06	58	59	1	1.84
Miscellaneous	2,023	2,997	974	48.15	25	35	9	36.84
Total	47,093,914	48,778,265	1,684,351	3.58	598,135	613,949	15,814	2.64

27.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	337,327	355,261	17,935	5.32	1.31	1.31	0.00	-0.11
Res Nonhomestead	51,664	52,260	596	1.15	1.38	1.37	-0.01	-0.79
Apartments	91,502	91,635	133	0.15	1.63	1.61	-0.01	-0.71
Low-Income Apts	4,578	4,668	90	1.97	0.99	0.98	-0.01	-0.56
Seasonal Rec	1,169	1,120	-49	-4.22	1.34	1.35	0.01	0.54
New Construction	NA	12,775	NA	NA	NA	1.87	NA	NA
C/I First Tier	7,054	6,944	-110	-1.56	2.11	2.11	0.00	-0.21
C/I Second Tier	362,447	344,471	-17,976	-4.96	3.33	3.29	-0.04	-1.31
Public Utility	9,498	5,468	-4,030	-42.43	3.34	3.27	-0.07	-2.16
Ag Homestead: House	2	2	0	5.22	1.14	1.13	-0.01	-0.76
Ag Homestead: Land	0	0	0	-1.96	0.28	0.27	-0.01	-1.96
Ag Nonhomestead	3	3	0	1.60	1.04	1.03	-0.01	-1.04
Manufactured Homes	78	78	0	-0.05	1.51	1.48	-0.03	-2.06
Miscellaneous	40	55	14	35.45	1.99	1.82	-0.17	-8.57
Total	865,363	874,741	9,378	1.08	1.84	1.79	-0.04	-2.41

27.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.0	185,280	194,624	9,344	5.04
City/Town	0	0	0	0.0	197,431	206,624	9,193	4.66
School Dist	82,057	83,045	988	1.2	126,060	129,212	3,152	2.50
Special Dist	0	0	0	0.0	47,692	49,104	1,412	2.96
Total	82,057	83,045	988	1.2	556,463	579,564	23,101	4.15

27.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.00	-100.0	38.04	38.12	0.08	0.21
City/Town	0.000	0.000	0.00	0.0	40.54	40.47	-0.06	-0.16
School Dist	1.754	1.713	-0.04	-2.3	25.88	25.31	-0.57	-2.22
Special Dist	0.000	0.000	0.00	0.0	9.79	9.62	-0.17	-1.78
Total	1.754	1.713	-0.04	-2.3	114.26	113.53	-0.73	-0.64

27.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	598,135	613,949	15,814	2.64
TIF Value	33,296	28,771	-4,525	-13.59
Powerline Value	0	0	0	0.00
FD Contribution Value	77,822	74,672	-3,150	-4.05
Taxable Net Tax Capacity	487,017	510,505	23,489	4.82
FD Distribution Value	33,562	37,217	3,655	10.89

27.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	235,500	247,900	2,920	3,070	150	5.14
Avg Value	353,000	371,700	4,590	4,814	224	4.88
High Value	470,600	495,500	6,202	6,474	272	4.39

28 REGION: SOUTHWEST HENNEPIN COUNTY

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

28.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	34,887,418	36,414,011	1,526,594	4.38	359,751	377,322	17,571	4.88
Res Nonhomestead	6,458,260	6,428,716	-29,544	-0.46	70,738	70,534	-205	-0.29
Apartments	3,725,370	3,767,466	42,096	1.13	46,567	47,093	526	1.13
Low-Income Apts	336,927	373,793	36,866	10.94	2,305	2,588	282	12.24
Seasonal Rec	957,272	978,335	21,062	2.20	11,096	11,364	267	2.41
New Construction	NA	851,846	NA	NA	NA	9,935	NA	NA
C/I First Tier	333,673	333,171	-502	-0.15	5,005	4,998	-8	-0.15
C/I Second Tier	7,914,236	7,848,534	-65,702	-0.83	158,285	156,971	-1,314	-0.83
Public Utility	406,110	239,484	-166,626	-41.03	8,121	4,790	-3,331	-41.02
Ag Homestead: House	94,808	98,211	3,403	3.59	981	1,019	39	3.93
Ag Homestead: Land	81,350	82,956	1,607	1.97	408	418	10	2.48
Ag Nonhomestead	158,274	156,769	-1,505	-0.95	1,582	1,567	-15	-0.95
Manufactured Homes	1,847	1,847	0	0.00	18	18	0	0.00
Miscellaneous	4,774	5,653	879	18.41	63	72	9	14.35
Total	55,360,321	57,580,792	2,220,472	4.01	664,921	688,687	23,767	3.57

28.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	431,848	451,502	19,654	4.55	1.24	1.24	0.00	0.17
Res Nonhomestead	82,425	81,947	-477	-0.58	1.28	1.27	0.00	-0.12
Apartments	55,279	56,077	798	1.44	1.48	1.49	0.00	0.31
Low-Income Apts	2,856	3,213	357	12.51	0.85	0.86	0.01	1.42
Seasonal Rec	11,829	12,078	249	2.11	1.24	1.23	0.00	-0.09
New Construction	NA	12,187	NA	NA	NA	1.43	NA	NA
C/I First Tier	6,401	6,431	31	0.48	1.92	1.93	0.01	0.63
C/I Second Tier	255,797	253,120	-2,676	-1.05	3.23	3.23	-0.01	-0.22
Public Utility	13,043	7,644	-5,399	-41.40	3.21	3.19	-0.02	-0.62
Ag Homestead: House	1,203	1,229	27	2.23	1.27	1.25	-0.02	-1.31
Ag Homestead: Land	263	264	1	0.55	0.32	0.32	0.00	-1.39
Ag Nonhomestead	1,360	1,333	-27	-2.00	0.86	0.85	-0.01	-1.06
Manufactured Homes	23	23	0	0.03	1.22	1.22	0.00	0.03
Miscellaneous	75	88	13	16.77	1.58	1.56	-0.02	-1.39
Total	862,400	887,138	24,737	2.87	1.56	1.54	-0.02	-1.10

28.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	223,751	231,581	7,830	3.50
City/Town	1,646	1,671	25	1.53	165,622	174,780	9,158	5.53
School Dist	116,035	112,968	-3,067	-2.64	139,489	147,268	7,779	5.58
Special Dist	0	0	0	0.00	53,858	54,790	932	1.73
Total	117,681	114,639	-3,042	-2.59	582,720	608,420	25,700	4.41

28.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	38.04	38.12	0.08	0.21
City/Town	0.030	0.030	-0.001	-2.40	28.16	28.77	0.61	2.18
School Dist	2.149	2.011	-0.138	-6.41	23.72	24.24	0.53	2.22
Special Dist	0.000	0.000	0.000	0.00	9.16	9.02	-0.14	-1.50
Total	2.179	2.040	-0.139	-6.36	99.08	100.16	1.08	1.09

28.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	664,921	688,687	23,767	3.57
TIF Value	14,077	14,799	722	5.13
Powerline Value	0	0	0	33.19
FD Contribution Value	62,703	66,441	3,738	5.96
Taxable Net Tax Capacity	588,140	607,446	19,306	3.28
FD Distribution Value	27,101	29,563	2,462	9.08

28.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	306,800	317,300	3,613	3,739	126	3.49
Avg Value	460,000	475,700	5,560	5,735	175	3.15
High Value	613,100	634,100	7,691	7,981	290	3.77

29 REGION: SUBURBAN RAMSEY COUNTY

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

29.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	19,431,478	19,904,707	473,229	2.44	187,852	193,049	5,196	2.77
Res Nonhomestead	2,263,824	2,304,111	40,287	1.78	23,552	23,967	415	1.76
Apartments	2,877,951	2,871,881	-6,070	-0.21	35,974	35,899	-76	-0.21
Low-Income Apts	465,245	507,775	42,530	9.14	3,438	3,747	310	9.01
Seasonal Rec	7,647	7,503	-144	-1.89	83	81	-2	-2.17
New Construction	NA	365,681	NA	NA	NA	4,980	NA	NA
C/I First Tier	348,224	340,275	-7,949	-2.28	5,223	5,104	-119	-2.28
C/I Second Tier	5,605,078	5,571,801	-33,277	-0.59	112,102	111,436	-666	-0.59
Public Utility	307,965	213,998	-93,967	-30.51	6,159	4,280	-1,879	-30.51
Ag Homestead: House	429	705	276	64.21	4	7	3	66.90
Ag Homestead: Land	568	658	90	15.87	3	3	0	15.87
Ag Nonhomestead	19,467	19,518	52	0.27	195	195	1	0.27
Manufactured Homes	131,802	137,206	5,404	4.10	1,492	1,552	60	4.01
Miscellaneous	5,031	4,909	-122	-2.43	55	54	-1	-1.46
Total	31,464,710	32,250,727	786,017	2.50	376,132	384,354	8,222	2.19

29.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	258,236	276,854	18,618	7.21	1.33	1.39	0.06	4.66
Res Nonhomestead	31,852	33,828	1,976	6.20	1.41	1.47	0.06	4.35
Apartments	49,004	50,981	1,978	4.04	1.70	1.78	0.07	4.26
Low-Income Apts	4,916	5,567	651	13.24	1.06	1.10	0.04	3.76
Seasonal Rec	113	112	0	-0.31	1.48	1.50	0.02	1.61
New Construction	NA	7,543	NA	NA	NA	2.06	NA	NA
C/I First Tier	7,531	7,648	117	1.56	2.16	2.25	0.09	3.93
C/I Second Tier	191,994	193,795	1,801	0.94	3.43	3.48	0.05	1.54
Public Utility	10,529	7,452	-3,077	-29.22	3.42	3.48	0.06	1.86
Ag Homestead: House	5	9	4	72.39	1.26	1.32	0.06	4.98
Ag Homestead: Land	2	2	0	14.68	0.38	0.37	0.00	-1.03
Ag Nonhomestead	184	191	7	3.53	0.95	0.98	0.03	3.25
Manufactured Homes	2,040	2,216	177	8.66	1.55	1.62	0.07	4.38
Miscellaneous	82	83	1	1.01	1.63	1.69	0.06	3.53
Total	556,487	586,283	29,796	5.35	1.77	1.82	0.05	2.79

29.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	0.00	152,243	155,346	3,103	2.04
City/Town	766	385	-381	-49.73	100,942	107,738	6,795	6.73
School Dist	63,173	72,111	8,937	14.15	95,917	92,165	-3,752	-3.91
Special Dist	0	0	0	0.00	26,086	36,886	10,801	41.40
Total	63,939	72,496	8,556	13.38	375,188	392,135	16,947	4.52

29.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	0.00	47.51	47.88	0.37	0.78
City/Town	0.025	0.012	-0.013	-50.94	31.50	33.21	1.71	5.41
School Dist	2.025	2.256	0.231	11.40	29.94	28.41	-1.53	-5.10
Special Dist	0.000	0.000	0.000	0.00	8.14	11.37	3.23	39.66
Total	2.049	2.268	0.218	10.65	117.09	120.87	3.78	3.23

29.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	376,132	384,354	8,222	2.19
TIF Value	13,905	14,311	405	2.92
Powerline Value	0	0	0	0.00
FD Contribution Value	41,813	45,620	3,807	9.10
Taxable Net Tax Capacity	320,414	324,423	4,010	1.25
FD Distribution Value	39,554	43,277	3,723	9.41

29.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	201,200	205,900	2,544	2,730	186	7.31
Avg Value	301,700	308,700	4,033	4,317	284	7.04
High Value	402,200	411,500	5,522	5,905	383	6.94

30 REGION: MINNEAPOLIS

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

30.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	26,004,332	27,005,233	1,000,901	3.85	256,817	267,678	10,861	4.23
Res Nonhomestead	8,254,135	8,411,872	157,737	1.91	90,206	92,089	1,883	2.09
Apartments	10,094,877	9,838,926	-255,951	-2.54	126,186	122,987	-3,199	-2.54
Low-Income Apts	1,551,496	1,698,653	147,157	9.48	11,398	12,590	1,192	10.46
Seasonal Rec	18,263	15,535	-2,728	-14.94	228	194	-34	-14.94
New Construction	NA	1,285,712	NA	NA	NA	16,795	NA	NA
C/I First Tier	573,391	562,035	-11,355	-1.98	8,601	8,431	-170	-1.98
C/I Second Tier	12,391,485	11,726,247	-665,238	-5.37	247,830	234,525	-13,305	-5.37
Public Utility	567,628	341,650	-225,979	-39.81	11,342	6,824	-4,518	-39.84
Ag Nonhomestead	1,529	1,585	56	3.68	15	16	1	3.68
Miscellaneous	39,826	41,367	1,540	3.87	445	468	23	5.17
Total	59,496,963	60,928,815	1,431,852	2.41	753,067	762,595	9,528	1.27

30.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	342,380	366,768	24,388	7.12	1.32	1.36	0.04	3.15
Res Nonhomestead	118,959	125,044	6,085	5.11	1.44	1.49	0.05	3.14
Apartments	164,186	165,130	944	0.57	1.63	1.68	0.05	3.19
Low-Income Apts	15,179	17,242	2,062	13.59	0.98	1.02	0.04	3.75
Seasonal Rec	297	261	-36	-12.22	1.63	1.68	0.05	3.19
New Construction	NA	23,769	NA	NA	NA	1.85	NA	NA
C/I First Tier	12,042	12,205	163	1.35	2.10	2.17	0.07	3.40
C/I Second Tier	416,320	398,479	-17,841	-4.29	3.36	3.40	0.04	1.14
Public Utility	18,641	11,499	-7,142	-38.31	3.28	3.37	0.08	2.49
Ag Nonhomestead	17	18	1	7.28	1.11	1.15	0.04	3.48
Miscellaneous	538	596	58	10.79	1.35	1.44	0.09	6.67
Total	1,088,560	1,121,011	32,451	2.98	1.83	1.84	0.01	0.56

30.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	-100.00	242,546	244,582	2,036	0.84
City/Town	9,028	0	-9,028	-100.00	349,231	376,706	27,475	7.87
School Dist	81,243	80,852	-390	-0.48	119,029	129,834	10,805	9.08
Special Dist	0	0	0	0.00	42,238	43,218	980	2.32
Total	90,270	80,852	-9,418	-10.43	753,044	794,340	41,296	5.48

30.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	-100.00	37.97	38.05	0.08	0.21
City/Town	0.153	0.000	-0.153	-100.00	54.61	58.54	3.93	7.20
School Dist	1.378	1.339	-0.038	-2.79	18.68	20.24	1.56	8.37
Special Dist	0.000	0.000	0.000	0.00	6.60	6.72	0.11	1.68
Total	1.531	1.339	-0.191	-12.51	117.87	123.55	5.68	4.82

30.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	753,067	762,595	9,528	1.27
TIF Value	25,198	23,782	-1,416	-5.62
Powerline Value	0	0	0	0.00
FD Contribution Value	88,352	95,293	6,941	7.86
Taxable Net Tax Capacity	639,517	643,519	4,003	0.63
FD Distribution Value	63,957	69,995	6,038	9.44

30.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	222,400	230,000	2,759	2,945	186	6.74
Avg Value	333,400	344,800	4,355	4,645	290	6.66
High Value	444,400	459,600	5,918	6,294	376	6.35

31 REGION: ST. PAUL

- Base: Pay 2021 Final Values and Levies per Tax List
- Alt: Pay 2022 Certified Levies and Values per Abstract

31.1 Estimated Market Value and Tax Capacity by Property Type

Property Type	Estimated Market Value (in \$1,000's)				Tax Capacity (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	15,228,192	15,664,646	436,454	2.87	144,962	149,754	4,791	3.31
Res Nonhomestead	3,303,807	3,501,936	198,129	6.00	35,556	37,721	2,165	6.09
Apartments	4,554,843	4,387,574	-167,269	-3.67	56,936	54,845	-2,091	-3.67
Low-Income Apts	1,167,480	1,355,603	188,123	16.11	8,464	9,886	1,422	16.80
Seasonal Rec	2,137	2,166	29	1.35	26	26	0	1.52
New Construction	NA	385,693	NA	NA	NA	5,114	NA	NA
C/I First Tier	428,886	419,786	-9,100	-2.12	6,433	6,297	-137	-2.12
C/I Second Tier	4,632,082	4,679,644	47,562	1.03	92,642	93,593	951	1.03
Public Utility	434,822	235,658	-199,164	-45.80	8,696	4,713	-3,983	-45.80
Ag Nonhomestead	3,750	3,750	0	0.00	37	37	0	0.00
Miscellaneous	11,810	12,534	724	6.13	128	136	7	5.79
Total	29,767,808	30,648,988	881,181	2.96	353,880	362,121	8,241	2.33

31.2 Net Tax and Effective Tax Rate by Property Type

Property Type	Net Tax (in \$1,000's)				Effective Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
Res Homestead	222,951	237,949	14,997	6.73	1.46	1.52	0.05	3.75
Res Nonhomestead	53,959	59,148	5,189	9.62	1.63	1.69	0.06	3.42
Apartments	85,110	84,691	-419	-0.49	1.87	1.93	0.06	3.30
Low-Income Apts	12,950	15,633	2,683	20.72	1.11	1.15	0.04	3.97
Seasonal Rec	38	40	2	4.69	1.79	1.85	0.06	3.30
New Construction	NA	8,265	NA	NA	NA	2.14	NA	NA
C/I First Tier	10,240	10,347	107	1.04	2.39	2.46	0.08	3.24
C/I Second Tier	167,300	170,766	3,466	2.07	3.61	3.65	0.04	1.03
Public Utility	15,117	8,138	-6,980	-46.17	3.48	3.45	-0.02	-0.68
Ag Nonhomestead	47	49	1	2.75	1.26	1.30	0.03	2.75
Miscellaneous	179	195	16	9.05	1.51	1.56	0.04	2.75
Total	567,891	595,219	27,328	4.81	1.91	1.94	0.03	1.80

31.3 Spread Levies by Taxing Jurisdiction

Taxing Jurisdiction	Market Value Spread Levies (in \$1,000's)				Tax Capacity Spread Levies (in \$1,000's)			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0	0	0	0.00	126,909	129,369	2,461	1.94
City/Town	0	0	0	0.00	130,917	141,791	10,874	8.31
School Dist	51,641	56,075	4,434	8.59	105,636	105,606	-30	-0.03
Special Dist	0	0	0	0.00	31,421	34,900	3,479	11.07
Total	51,641	56,075	4,434	8.59	394,883	411,666	16,783	4.25

31.4 Tax Rates by Taxing Jurisdiction

Taxing Jurisdiction	MV Tax Rate				NTC Tax Rate			
	Base	Alt	Chg	Pct Chg	Base	Alt	Chg	Pct Chg
County	0.000	0.000	0.000	0.00	43.54	43.88	0.34	0.78
City/Town	0.000	0.000	0.000	0.00	44.83	48.00	3.17	7.08
School Dist	1.759	1.857	0.098	5.59	36.28	35.86	-0.42	-1.16
Special Dist	0.000	0.000	0.000	0.00	10.76	11.81	1.06	9.81
Total	1.759	1.857	0.098	5.59	135.41	139.56	4.15	3.06

31.5 Tax Base Summary

(in \$1,000's)	Base	Alt	Chg	Pct Chg
Tax Capacity	353,880	362,121	8,241	2.33
TIF Value	29,834	30,585	752	2.52
Powerline Value	0	0	0	0.00
FD Contribution Value	31,994	36,139	4,145	12.96
Taxable Net Tax Capacity	292,052	295,397	3,345	1.15
FD Distribution Value	68,598	74,451	5,854	8.53

31.6 Homestead Property Tax Examples

	Homestead Value		Net Tax			
	Base	Alt	Base	Alt	Chg	Pct Chg
Low Value	178,500	183,700	2,444	2,616	172	7.04
Avg Value	267,600	275,500	3,916	4,183	267	6.82
High Value	356,700	367,200	5,388	5,748	360	6.68