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T4.55
Tax Increment Financing

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Short Subjects

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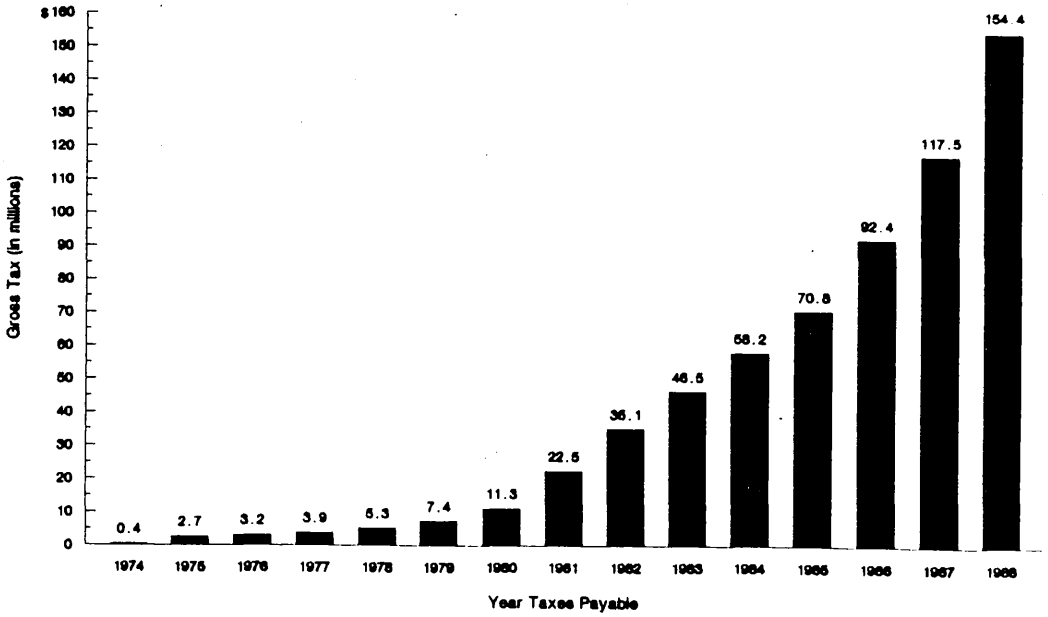
Tax increment financing (TIF) data reported for taxes payable in 1988 documents the continuing growth in the use of this financing tool. Tax increment was reported by 262 cities and towns, an increase of 20 over the 242 reporting for taxes payable in 1987. The total reported gross tax generated by the value captured in increment districts increased by more than 31 percent over 1987, to a total of more than $154 million. The assessed value captured in the districts increased to $1.2 billion, an increase of 25 percent, while total assessed value of cities using TIF increased by only about 9.6 percent.

TAX INCREMENT GROSS TAX
Taxes Payable 1974–1988



In only one year, 1976, has growth in the total assessed value of cities using TIF exceeded the growth in the assessed value captured by the tax increment districts to service project debt. As a result, districts have now captured nearly six percent of the total assessed value of the municipalities in which they exist. Although the percent of value captured by the districts varies widely, the level is rising. Thirty municipalities now report captured value in excess of 10 percent of total assessed value.

CITY NAME	TOTAL ASSESSED VALUE	CAPTURED ASSESSED VALUE	PERCENT OF ASSESSED VALUE CAPTURED
CHANHASSEN	87,301,218	19,281,777	22.09%
PRINCETON	16,783,111	3,704,737	22.07%
ANNANDALE	7,924,295	1,688,014	21.30%
NEW GERMANY	1,385,367	274,586	19.82%
SHAKOPEE	134,318,846	25,675,440	19.12%
FALCON HEIGHTS	35,836,121	6,245,222	17.43%
BUFFALO	26,762,626	4,520,068	16.89%
WAKEFIELD TOWNSHIP	15,512,243	2,566,267	16.54%
GULLY	248,535	38,812	15.62%
ALBERTVILLE	5,051,814	779,161	15.42%
RUSH CITY	7,167,142	1,097,047	15.31%
RUSHFORD	5,808,136	876,332	15.09%
BENSON	9,692,613	1,425,477	14.71%
WACONIA	22,251,664	3,121,883	14.03%
CHISAGO CITY	9,567,224	1,296,607	13.55%
SAVAGE	54,295,381	7,099,560	13.08%
DELANO	13,360,370	1,742,747	13.04%
SILVER CREEK TOWNSHIP	7,535,372	962,961	12.78%
RICE	3,082,071	388,170	12.59%
CHASKA	63,621,331	7,737,645	12.16%
MARSHALL	60,160,698	6,970,187	11.59%
DULUTH	304,909,885	33,571,506	11.01%
HILLTOP	3,801,059	408,692	10.75%
MINNEAPOLIS	3,383,661,874	361,068,608	10.67%
RAPIDAN TOWNSHIP	6,089,907	646,800	10.62%
SAUK RAPIDS	27,849,693	2,956,534	10.62%
BAXTER	20,411,920	2,133,752	10.45%
APPLETON	4,491,796	468,993	10.44%
ROBBINSDALE	88,361,999	9,126,621	10.33%
NEWPORT	31,709,180	3,224,108	10.17%

Although large cities continue to be the largest users of TIF, more than 65 percent of the municipalities using TIF in 1988 had populations of less than 5,000 and nearly 40 percent had populations of less than 2,000. Of the 21 cities first reporting TIF for taxes payable in 1988, only five had populations of 5,000 or more, and nine had populations of less than 2,000.

While nearly two thirds of the cities and towns reporting tax increment had populations of less than 5,000, they reported less than 7 percent of the total tax increment. The six cities over 50,000 population reported more than 52 percent of the total increment.

Districts in Minneapolis and St. Paul reported nearly 41 percent of the statewide total tax increment. The following municipalities located in the seven-county metropolitan area reported tax increment of more than one million dollars.

CITY NAME	TAX INCREMENT	PERCENT OF TOTAL
MINNEAPOLIS	43,401,402	28.11%
ST. PAUL	19,452,977	12.60%
BLOOMINGTON	5,736,062	3.72%
EDEN PRAIRIE	5,168,499	3.35%
BROOKLYN PARK	3,898,977	2.53%
GOLDEN VALLEY	3,379,824	2.19%
SHAKOPEE	3,084,496	2.00%
RICHFIELD	2,534,927	1.64%
CHANHASSEN	2,518,527	1.63%
EDINA	2,447,906	1.59%
PLYMOUTH	2,380,806	1.54%
ST. LOUIS PARK	2,220,650	1.44%
ROSEVILLE	1,912,934	1.24%
FRIDLEY	1,760,317	1.14%
MINNETONKA	1,575,410	1.02%
COON RAPIDS	1,404,517	0.91%
NEW HOPE	1,290,227	0.84%
COLUMBIA HEIGHTS	1,267,541	0.82%
BROOKLYN CENTER	1,159,529	0.75%
ROBBINSDALE	1,127,722	0.73%
BLAINE	1,078,329	0.70%
SOUTH ST. PAUL	1,075,517	0.70%
TOTAL	119,570,845	77.46%

Outside the seven-county metropolitan area only Duluth, Mankato, and Rochester reported tax increment in excess of one million dollars. The following cities reported tax increment of more than $500,000.

CITY	TAX INCREMENT	PERCENT OF TOTAL
DULUTH	6,347,700	4.11%
MANKATO *	1,701,361	1.10%
ROCHESTER	1,644,688	1.07%
ST. CLOUD *	971,103	0.63%
MOORHEAD	911,491	0.59%
MARSHALL	874,347	0.57%
ALBERT LEA	781,100	0.51%
WINONA	776,881	0.50%
VIRGINIA	725,954	0.47%
RED WING	638,361	0.41%
FARIBAULT	561,888	0.36%
PRINCETON *	544,321	0.35%
BUFFALO	520,866	0.34%
TOTAL	17,000,061	11.01%

Once a city or town has established a tax increment district and begins collecting the tax on incremental value, it is very rare for the municipal government to stop using TIF. Only one city, Cottonwood, reported tax increment for 1987 but not 1988. In all, only ten cities which have used TIF at some time have stopped using TIF. The cities of Boyd, Excelsior, Hallock, Karlstad, Lamberton, Madelia, Milroy, Starbuck, and Taylors Falls reported tax increment prior to 1987, but no increment since.

The following tables provide both some historical perspective on the use of TIF and a comparison of the extent that various municipalities have used this financing tool. Table 1 provides tax increment figures reported for cities and towns from 1976 through 1988.

Table 2 provides total assessed value, captured assessed value, and increment data by municipality for taxes payable in 1988. This table also provides the percentage of total assessed value which is dedicated to TIF debt retirement, population and value and increment figures on a per capita basis.

TABLE 1

TAX INCREMENT REPORTED FOR TAXES PAYABLE IN 1976 - 1988

CITY	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
ADA	0	0	0	0	0	1,873	10,739	21,388	21,007	21,523	25,044	27,158	29,818
ADRIAN	0	0	0	0	0	0	0	0	887	9,848	11,452	23,010	29,566
ALBANY	0	0	0	0	0	0	0	0	0	0	2,883	18,534	30,213
ALBERT LEA	0	0	444	1,157	18,882	27,632	30,109	24,927	26,965	26,977	25,694	520,677	781,100
ALBERTVILLE	0	0	0	0	0	0	0	0	28,937	26,941	87,847	98,605	95,513
ALEXANDRIA	0	0	0	0	0	0	0	0	0	816	40,229	41,781	35,361
ANDOVER	0	0	0	0	0	0	0	0	0	0	0	4,206	65,206
ANNANDALE	0	0	0	0	32,674	79,008	110,496	121,727	128,960	109,033	153,837	184,013	199,927
ANOKA	0	0	0	0	67,603	89,139	149,178	173,669	150,603	135,010	164,156	145,736	186,901
APPLE VALLEY	0	0	0	0	0	0	0	0	0	114,838	200,240	257,944	613,880
APPLETON	15,372	32,096	41,959	46,010	71,612	89,747	76,470	85,046	68,641	74,001	62,059	72,537	85,408
ARLINGTON	0	0	0	0	0	0	0	0	0	0	12,716	34,779	39,271
AURORA	0	0	0	0	9,760	23,140	28,434	31,546	26,106	29,809	35,251	35,883	34,931
AUSTIN	3,258	3,090	3,120	4,023	5,472	6,085	8,492	10,987	11,488	11,639	54,096	73,424	152,649
BAGLEY	0	0	0	0	0	0	0	0	0	0	0	0	23,876
BARNUM	0	0	0	0	0	0	219	0	2,957	3,747	6,835	7,504	8,221
BAXTER	0	0	0	0	0	0	0	0	0	0	20,740	197,745	227,418
BECKER	0	0	0	0	0	0	0	2,532	4,394	13,813	27,782	38,556	40,342
BEMIDJI	0	0	0	0	0	0	0	0	0	0	0	7,744	65,871
BENSON	0	34,440	39,942	56,351	61,678	112,417	122,154	146,197	119,160	111,529	155,891	168,931	202,689
BIG LAKE	0	0	0	0	0	0	0	0	0	23,897	40,175	71,164	156,597
BIRD ISLAND	0	0	0	0	2,778	6,078	10,432	10,334	15,846	20,976	48,255	51,861	59,783
BLAINE *	0	0	0	0	0	0	22,434	144,420	172,360	178,611	289,369	441,555	1,078,329
BLOOMING PRAIRIE	0	0	0	0	0	0	0	0	288	1,356	2,998	3,604	11,436
BLOOMINGTON	0	0	4,805	6,974	6,554	467,118	725,417	771,835	198,920	599,248	742,458	2,243,262	5,736,062
BLUE EARTH	0	0	0	526	3,783	4,615	5,293	5,037	5,837	9,178	11,127	34,577	38,245
BOVEY	0	0	0	0	8,064	9,259	11,694	12,189	13,030	12,265	11,928	11,904	9,428
BRAINERD	0	0	0	0	0	0	0	0	0	0	0	0	25,187
BOYD	0	0	0	0	0	0	0	0	0	0	29	0	0
BRECKENRIDGE	0	15,297	13,960	17,682	20,419	20,093	22,942	25,328	27,727	24,846	31,260	34,092	33,778
BROOKLYN CENTER	0	0	0	0	0	0	0	0	8,074	75,562	433,471	568,462	1,159,529
BROOKLYN PARK	0	0	0	0	0	165,233	344,444	570,997	939,926	1,063,830	1,532,005	2,934,930	3,898,977

TABLE 1

TAX INCREMENT REPORTED FOR TAXES PAYABLE IN 1976 - 1988

CITY	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
BROOTEN	0	0	0	0	0	0	0	0	0	304	1,361	2,239	2,487
BROWNS VALLEY	0	0	0	0	0	0	0	0	3,517	14,117	16,244	19,707	21,359
BUFFALO	0	0	0	0	41,965	139,640	227,505	296,021	276,655	248,497	417,047	442,605	520,866
BURNSVILLE	0	0	0	0	0	0	0	0	0	28,442	72,775	458,645	711,296
BYRON	0	0	0	0	0	0	0	0	0	2,552	5,558	13,634	19,535
CALEDONIA	0	0	0	0	0	0	0	0	0	0	382	12,320	15,089
CAMBRIDGE	0	0	0	0	0	0	159	139,801	119,353	122,061	220,248	241,096	297,679
CANBY	0	0	0	0	0	0	0	0	0	0	231	7,247	12,102
CANNON FALLS	0	0	0	0	3,713	10,517	19,525	20,750	36,311	27,512	28,455	44,154	82,980
CARVER	0	0	0	0	0	0	0	0	0	0	0	6,848	23,337
CHAMPLIN	0	0	0	0	0	0	0	0	0	0	0	23,650	42,559
CHANHASSEN *	0	0	0	25,955	57,288	179,826	383,794	570,035	954,264	1,218,223	1,461,277	1,720,070	2,518,527
CHASKA	0	0	0	2,895	3,274	3,367	2,872	130	10,259	35,169	101,016	365,333	927,410
CHATFIELD *	0	0	0	0	0	0	0	0	0	469	11,132	12,972	13,702
CHISAGO CITY	0	0	0	0	0	0	0	0	0	0	0	5,672	193,697
CHOKIO	0	0	0	0	0	0	0	0	146	852	2,141	2,495	2,549
CIRCLE PINES	0	0	0	0	0	0	0	0	0	0	3,784	33,337	72,209
CLARKFIELD	2,159	6,714	10,798	11,918	16,559	23,200	28,371	27,322	23,383	20,346	18,772	23,759	28,679
CLOQUET	0	0	0	0	0	0	0	0	24,409	24,384	24,837	27,257	166,647
COKATO	0	0	0	0	0	1,083	1,472	12,684	19,737	41,596	43,051	48,475	52,057
COLD SPRING	0	0	0	0	0	0	0	0	0	881	914	965	1,014
COLUMBIA HEIGHTS	0	0	0	0	0	99,102	68,733	65,581	779,093	993,357	1,001,261	1,295,578	1,267,541
COON RAPIDS	0	0	0	0	0	0	0	0	42,899	165,991	359,366	965,870	1,404,517
CORCORAN	0	0	0	0	0	0	0	0	0	0	0	0	5,887
COTTAGE GROVE	0	0	0	0	0	0	0	0	0	0	2,434	2,427	65,724
COTTONWOOD	0	0	0	0	8,882	13,856	15,767	37,924	42,030	38,705	44,311	47,385	0
CROOKSTON	8,715	24,301	18,812	61,638	61,207	61,336	58,071	65,866	109,040	99,221	119,031	123,801	123,243
CRYSTAL	0	0	0	0	0	0	0	0	123,740	132,124	337,272	550,208	814,833
DASSEL	0	0	0	0	0	0	0	0	0	0	8,670	4,998	5,875
DAWSON	0	294	0	14,488	38,769	53,542	66,414	59,789	52,172	56,601	65,690	67,710	64,510
DEEPHAVEN	0	0	0	0	0	40,366	53,291	63,831	71,713	74,266	88,622	124,332	138,455
DELANO	0	0	0	0	0	0	42,675	43,609	31,656	54,185	65,521	144,053	186,002

TABLE 1

TAX INCREMENT REPORTED FOR TAXES PAYABLE IN 1976 - 1988

CITY	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
DETROIT LAKES	0	0	0	0	2,694	56,941	63,489	54,461	13,547	0	8,423	29,572	195,176
DODGE CENTER	0	0	0	0	0	66	46,943	55,356	96,719	44,382	72,007	82,935	123,598
DULUTH	77,727	289,553	425,175	792,385	1,094,402	1,350,583	1,601,187	2,012,563	2,181,705	2,497,013	3,046,714	3,327,696	6,347,700
DUNNELL	0	0	0	0	0	0	0	0	0	0	5,130	5,427	7,410
EAGAN	0	0	0	0	0	0	0	0	0	0	0	0	190,244
EAGLE LAKE	0	0	0	0	0	0	0	0	0	0	0	581	501
EAST GRAND FORKS	0	0	0	0	0	0	0	0	0	0	7,054	18,571	18,467
EDEN PRAIRIE	0	0	0	0	0	143,647	1,051,219	1,792,806	2,087,840	2,774,649	4,200,103	4,596,699	5,168,499
EDEN VALLEY *	0	0	0	0	0	0	0	0	0	0	0	1,039	13,184
EDGERTON	0	0	0	0	0	0	0	0	0	0	0	22,796	28,638
EDINA	27,317	52,845	64,978	188,902	568,973	690,933	986,317	1,104,691	1,258,777	1,287,445	1,420,223	1,587,963	2,447,906
ELK RIVER	0	0	0	0	0	0	0	0	0	0	0	176,089	343,926
ELY	0	0	0	0	0	0	0	0	0	0	0	0	168
EVELETH	0	0	0	4,002	21,978	107,701	95,906	94,055	80,339	87,901	104,105	87,000	32,026
EXCELSIOR	0	0	0	0	13,052	18,372	0	0	0	0	0	0	0
FAIRMONT	0	0	0	0	0	0	0	0	0	7,480	9,049	12,824	63,037
FALCON HEIGHTS	0	0	0	0	0	0	0	0	0	36,428	231,389	335,440	737,935
FARIBAULT	0	0	0	0	0	0	48,955	91,622	139,127	264,291	273,940	382,799	561,888
FARMINGTON	12,223	10,159	24,102	43,887	67,521	103,961	122,255	120,672	119,033	115,436	254,154	354,953	245,717
FERGUS FALLS	0	2,572	12,730	0	716	23,293	121,402	148,979	126,002	144,380	164,147	209,399	214,697
FOLEY	0	0	0	0	0	0	2,572	19,159	17,153	18,347	19,042	9,530	19,670
FOREST LAKE	0	0	0	0	0	1,274	1,349	1,932	9,013	20,736	54,632	70,006	90,113
FOSSTON	0	0	0	0	0	0	0	0	0	0	6,564	22,203	22,491
FRIDLEY	0	0	0	0	85,222	240,237	261,620	352,565	300,196	580,676	978,679	1,228,638	1,760,317
GAYLORD	0	0	0	0	515	10,424	13,803	31,682	33,141	44,936	71,716	77,966	81,153
GLENCOE	0	7,190	16,459	19,544	18,755	31,834	107,152	106,312	24,765	99,414	141,703	164,687	219,010
GOLDEN VALLEY	0	0	0	0	39,229	282,755	407,266	658,649	1,181,278	1,483,535	1,844,291	2,410,405	3,379,824
GOOD THUNDER	0	0	0	0	0	0	0	0	1,856	795	11,074	10,446	13,675
GRAND RAPIDS	0	0	0	0	0	0	0	3,721	4,036	876	6,892	126,943	133,074
GRANITE FALLS *	17,318	22,815	25,495	34,834	39,093	94,318	95,216	85,056	71,232	83,616	113,509	133,049	152,005
GULLY	0	0	0	0	0	0	0	0	0	0	4,895	5,242	5,311
HALLOCK	0	0	0	0	0	0	2,112	2,145	1,781	1,212	1,594	0	0

TABLE 1

TAX INCREMENT REPORTED FOR TAXES PAYABLE IN 1976 - 1988

CITY	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
HALSTAD	0	0	0	0	0	0	0	0	0	0	11,824	11,771	12,665
HAM LAKE	0	0	0	0	0	0	0	0	0	36,642	73,833	52,319	56,846
HANSKA	0	0	0	0	0	0	0	0	0	0	5,616	4,926	5,207
HARMONY	0	0	0	0	0	0	0	0	0	0	0	10,577	14,287
HASTINGS *	24,442	37,328	43,326	55,277	77,982	99,163	134,042	171,627	180,758	158,613	232,892	364,291	393,760
HAYFIELD	0	0	0	0	0	0	0	0	0	0	0	2,071	11,168
HENNING	0	0	0	0	0	0	0	0	0	0	0	0	351
HIBBING	0	0	0	0	0	15,937	52,555	95,597	173,146	177,417	146,518	252,026	244,847
HILLTOP	0	0	0	0	0	0	0	0	0	0	22,032	40,042	52,446
HINCKLEY	0	0	0	0	0	0	0	0	0	0	0	10,774	12,269
HOLLANDALE	0	0	0	0	0	0	0	0	1,162	1,326	2,497	2,868	3,065
HOPKINS	108,960	181,494	220,761	304,175	365,141	538,486	734,519	888,553	935,333	685,293	722,095	803,019	904,237
HOWARD LAKE	0	0	0	0	0	0	0	0	0	0	0	0	2,408
HUTCHINSON	0	0	0	0	0	68,443	153,519	335,710	304,429	414,688	580,238	301,965	360,594
INTERNATIONAL FALLS	0	0	0	0	0	0	0	0	0	0	0	0	84,272
INVER GROVE HEIGHTS	0	0	0	0	0	0	93,541	527,160	737,481	713,859	919,837	1,026,584	88,845
ISANTI	0	0	0	0	0	0	0	0	0	0	0	4,949	14,023
JACKSON	0	0	0	0	14,277	28,520	46,234	44,587	46,297	61,024	88,811	66,542	53,555
JORDAN	0	0	0	0	3,574	24,112	54,019	46,060	29,392	29,668	36,238	40,109	37,657
JUDSON	0	0	0	0	0	0	0	0	0	0	0	0	36,837
KARLSTAD	0	0	0	0	0	0	8,072	30,754	18,773	19,336	21,189	0	0
KASSON	0	0	0	0	0	0	0	0	0	0	0	0	11,674
KENYON	0	0	0	0	0	0	0	0	4,504	2,882	4,846	6,774	7,492
KIMBALL PRAIRIE	0	0	0	0	0	0	0	0	0	0	237	20,745	11,877
LA CRESCENT	0	0	0	0	0	0	0	0	14,000	16,594	24,904	42,916	44,953
LAFAYETTE	0	0	0	0	0	0	0	0	0	0	1,719	6,645	7,133
LAKE CITY *	0	0	0	0	0	0	0	0	0	0	64,655	68,686	76,498
LAKE CO. UNORGANIZED	0	0	0	0	0	0	0	0	0	0	72,369	84,013	83,356
LAKE CRYSTAL	0	0	0	0	14,621	23,214	24,470	22,877	14,978	25,620	36,386	49,236	52,315
LAKEVILLE	0	0	0	0	0	0	0	10,582	65,137	211,204	555,510	820,343	700,251
LAUDERDALE	0	0	0	0	0	0	0	0	0	0	0	0	128,395
LAMBERTON	0	0	0	0	0	0	0	0	0	0	1,203	0	0

TABLE 1

TAX INCREMENT REPORTED FOR TAXES PAYABLE IN 1976 - 1988

CITY	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
LE CENTER	0	0	8,679	8,689	8,953	20,629	21,207	18,706	13,702	4,846	6,312	6,339	6,447
LE SUEUR	13,374	17,613	17,519	19,001	19,900	18,288	18,486	74,694	125,283	111,741	133,533	79,476	159,412
LIME TOWNSHIP	0	0	0	0	0	0	0	0	0	44	21,686	23,742	24,837
LINDSTROM	0	0	0	0	0	0	0	0	0	0	0	0	152
LINO LAKES	0	0	0	0	0	0	0	0	0	0	0	0	80,368
LITCHFIELD	0	0	0	0	0	0	0	0	931	7,047	24,944	20,241	125,869
LITTLE FALLS	0	0	0	0	0	0	0	0	0	0	0	711	39,465
LONG LAKE	0	0	0	0	0	34,334	100,508	109,331	91,616	84,927	122,576	164,710	204,037
LONG PRAIRIE	0	0	0	0	0	0	0	0	0	0	30,856	96,951	100,203
LUVERNE	0	0	12,131	22,142	25,340	0	73,254	38,183	46,561	93,686	90,074	94,740	103,545
MABEL	0	0	0	0	0	0	0	0	0	0	29	0	0
MADELIA	0	0	4,711	4,740	4,564	3,952	4,625	10,381	31,159	32,816	40,283	38,442	43,997
MADISON	0	0	0	0	0	0	0	0	0	1,100	1,423	1,330	666
MADISON LAKE	0	0	0	0	0	0	0	0	0	0	725	1,037	13,752
MAHTOMEDI	0	0	0	0	0	90	36,251	33,677	24,391	35,501	49,982	81,666	78,611
MANKATO *	107,707	193,204	372,017	460,020	633,555	837,011	1,148,363	972,137	1,048,111	1,131,326	1,345,203	1,418,345	1,701,361
MAPLE GROVE	0	0	0	0	0	0	10,070	20,138	40,632	157,287	345,164	495,984	634,666
MAPLE LAKE	0	0	0	0	0	0	0	0	0	0	6,515	12,527	13,583
MAPLE PLAIN	0	0	0	0	0	0	0	1,421	32,680	30,752	65,740	116,275	126,171
MAPLETON	0	0	0	0	0	0	0	0	766	5,723	7,295	6,486	5,808
MAPLEWOOD	0	0	0	0	0	0	0	0	0	0	0	77,569	497,582
MARSHALL	0	33,508	58,067	61,585	70,832	102,549	0	21,867	546,856	546,203	685,592	812,380	874,347
MAY TOWNSHIP	0	0	0	0	0	0	0	0	3,625	4,579	57,813	73,951	111,255
MAYNARD	0	0	0	0	0	0	0	0	0	0	0	0	889
MEDINA	0	0	0	0	0	0	0	0	0	0	0	211,186	215,382
MENDOTA HEIGHTS	0	0	0	0	0	0	72,843	134,191	183,022	234,084	359,498	646,301	783,519
MILACA	0	0	0	0	0	0	2,642	11,909	32,087	32,434	55,305	59,490	62,646
MILROY	0	0	0	39	758	678	614	679	635	0	0	0	0
MINNEAPOLIS	1,988,631	2,183,826	2,644,791	3,259,721	4,439,645	9,244,703	13,536,303	18,454,269	23,065,600	28,474,729	34,680,881	39,109,309	43,401,402
MINNEOTA	0	0	0	0	0	0	0	0	0	0	0	9,911	9,973
MINNETONKA	0	0	0	7,278	19,658	69,588	169,051	228,413	514,393	522,201	649,050	1,052,650	1,575,410
MONTEVIDEO	0	0	0	0	0	3,831	4,708	45,779	58,292	63,817	83,641	82,129	91,123

TABLE 1

TAX INCREMENT REPORTED FOR TAXES PAYABLE IN 1976 - 1988

CITY	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
MONTICELLO	0	0	0	0	0	0	0	0	3,030	6,027	68,146	102,992	188,537
MONTROSE	0	0	0	0	0	0	0	0	0	0	4,924	8,122	13,317
MOORHEAD	41,489	140,812	221,736	260,226	331,746	440,091	504,648	494,805	520,971	597,834	629,765	736,425	911,491
MOOSE LAKE	0	0	0	0	0	0	0	0	0	2,008	4,532	11,035	12,442
MORA	0	0	0	0	0	0	0	0	0	0	14,858	72,114	134,277
MORRIS	0	0	878	3,590	4,483	4,423	10,007	26,216	23,215	28,720	33,908	47,525	52,287
MORRISTOWN	0	0	0	0	0	0	0	0	6	1,394	2,142	2,399	2,407
MOUND	0	0	0	0	0	0	0	0	0	196	0	2,866	200,039
MOUNDS VIEW	0	0	0	0	0	0	0	0	0	0	0	0	15,568
MOUNTAIN IRON	0	0	0	0	0	0	0	0	0	2,495	42,002	58,360	82,346
MOUNTAIN LAKE	0	0	1,817	5,616	9,142	22,428	18,952	16,455	13,566	14,832	14,222	13,798	30,935
NEW BRIGHTON	0	0	0	0	0	0	0	2,796	10,064	110,646	214,196	362,986	810,880
NEW GERMANY	0	0	0	0	0	0	0	0	0	0	12	5,955	33,308
NEW HOPE	0	0	0	0	0	10,566	91,705	338,748	497,103	779,228	790,417	946,496	1,290,227
NEW LONDON	0	0	0	1,604	3,695	8,943	13,601	15,142	21,705	24,810	32,382	38,338	40,248
NEW PRAGUE *	0	0	0	0	0	564	192	110,759	74,306	79,359	101,055	114,312	121,839
NEW SCANDIA TOWNSHIP	0	0	0	0	0	0	0	0	4,652	22,995	26,513	26,829	102,638
NEW ULM	0	0	0	0	0	0	0	0	0	0	0	27,023	72,268
NEWPORT	0	0	0	0	0	0	0	0	0	0	3,740	215,268	363,383
NICOLLET	0	0	0	0	0	0	0	0	0	2,981	9,096	10,028	11,655
NORTH BRANCH	0	0	0	0	0	0	0	0	0	0	3,203	40,717	55,312
NORTH MANKATO	0	0	11,321	12,475	12,660	17,473	23,881	23,717	29,943	45,105	17,276	17,656	25,935
NORTH ST. PAUL	0	0	0	5,721	36,819	66,847	85,766	86,508	105,153	106,613	107,009	122,841	122,290
NORTHFIELD *	0	1,548	30,757	44,257	45,996	50,389	63,132	59,751	65,250	69,864	107,256	109,052	205,374
OAKDALE	0	0	0	0	0	0	0	0	0	0	0	242,783	299,408
OGILVIE	0	0	0	0	0	0	0	0	0	2,222	4,466	5,026	5,006
OLIVIA	0	0	0	0	0	0	0	0	5,780	10,527	27,518	42,663	51,453
OSAKIS *	0	0	0	0	0	0	0	0	0	2,052	11,256	13,188	14,811
OSSEO	0	0	0	0	0	0	0	0	0	0	0	4,139	9,197
OWATONNA	0	0	0	0	143,550	141,620	173,823	192,513	191,582	169,108	182,364	286,004	354,366
PARK RAPIDS	0	0	0	0	0	0	0	0	0	0	0	14,653	14,853
PELICAN RAPIDS	0	0	0	0	2,303	42,262	41,106	40,768	25,859	0	0	65,133	66,249

TABLE 1

TAX INCREMENT REPORTED FOR TAXES PAYABLE IN 1976 - 1988

CITY	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
PERHAM	0	0	0	0	0	0	0	0	0	0	0	16,493	16,814
PINE ISLAND *	0	0	0	0	0	0	47	9,499	16,744	15,585	17,044	23,564	23,831
PIPESTONE	0	0	9,912	13,641	12,967	11,900	13,750	13,879	14,573	15,137	16,773	76,095	91,971
PLAINVIEW	0	0	0	0	0	0	0	0	0	0	0	0	18,016
PLYMOUTH	0	0	0	0	0	0	0	0	103,889	126,207	381,409	1,189,474	2,380,806
PRESTON	0	0	0	0	0	0	0	0	0	1,241	3,154	3,984	5,307
PRINCETON *	0	0	0	0	48,612	62,424	139,584	222,887	341,293	395,680	485,522	499,881	544,321
PRIOR LAKE	0	0	0	0	0	0	0	0	0	0	926	11,551	11,851
PROCTOR	0	0	0	0	0	0	0	0	0	2,162	8,965	13,668	13,894
RAMSEY	0	0	0	0	0	0	0	0	0	0	1,225	92,764	206,655
RAPIDAN TOWNSHIP	0	0	0	0	0	0	0	0	0	0	54,700	64,835	70,798
RED LAKE FALLS	5,615	14,128	20,554	28,637	29,976	33,460	35,459	39,741	35,034	38,538	37,070	44,627	35,036
RED WING	0	0	19,378	37,808	117,709	286,917	311,795	334,614	363,732	385,957	457,749	531,368	638,361
REDWOOD FALLS	0	0	0	0	0	0	107	30,675	19,972	21,018	30,060	51,174	59,735
REMER	0	0	0	0	0	0	0	0	0	112	2,400	2,998	3,197
RICE	0	0	0	0	0	0	0	0	0	0	0	27,904	51,196
RICHFIELD	0	33,059	65,370	91,267	152,431	315,326	453,974	652,951	1,012,432	990,404	1,293,750	1,754,254	2,534,927
ROBBINSDALE	36,829	51,494	87,800	150,367	189,337	393,826	540,491	645,127	650,921	650,050	914,143	1,042,178	1,127,722
ROCHESTER	0	0	0	0	20,815	129,299	213,028	250,299	478,797	849,032	1,199,792	1,498,553	1,644,688
ROCKFORD *	0	0	0	0	0	0	0	0	0	79	12,251	42,312	101,319
ROGERS	0	0	0	0	0	0	0	0	0	0	3,434	19,533	81,663
ROSEMOUNT	0	0	0	0	24,844	55,983	63,662	72,300	100,624	155,665	232,777	269,007	387,783
ROSEVILLE	0	0	0	0	0	0	0	0	33,861	129,245	185,168	839,146	1,912,934
RUSH CITY	0	0	0	0	0	0	9,384	22,118	63,836	80,523	98,938	102,075	148,201
RUSHFORD	0	0	0	0	0	19,995	31,278	48,531	71,507	71,725	105,788	126,866	146,603
ST. ANTHONY *	0	0	0	0	0	0	0	10,249	11,784	14,778	17,007	125,788	655,867
ST. CHARLES	0	0	0	0	0	0	0	0	0	527	15,812	19,056	64,830
ST. CLOUD *	23,342	37,252	100,475	90,199	112,498	146,432	172,156	183,393	224,283	394,062	563,542	783,783	971,103
ST. JAMES	0	0	0	0	0	0	0	0	0	0	0	0	1,755
ST. LOUIS PARK	0	0	109,316	322,936	468,243	649,685	1,085,627	1,210,775	1,244,294	1,290,004	1,574,048	1,894,953	2,220,650
ST. PAUL	171,413	31,825	0	99,506	195,639	1,611,351	3,701,993	5,053,291	7,051,915	8,926,314	12,395,472	14,299,845	19,452,977
ST. PAUL PARK	0	0	0	0	0	0	0	0	0	0	9,854	18,078	98,059

TABLE 1

TAX INCREMENT REPORTED FOR TAXES PAYABLE IN 1976 - 1988

CITY	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
ST. PETER	0	0	0	0	0	0	0	0	0	0	761	8,263	10,001
SANDSTONE	0	0	0	0	0	0	0	0	8,354	10,781	16,871	16,065	16,220
SARTELL *	0	0	0	0	0	0	0	0	15,728	61,725	65,880	72,192	109,069
SAUK RAPIDS	49,036	44,541	54,103	68,115	87,619	122,919	161,531	149,761	151,020	147,018	260,206	326,570	400,859
SAVAGE	0	0	0	0	0	0	51,567	102,610	268,355	359,396	549,125	784,010	975,341
SHAKOPEE	0	0	0	0	12,992	211,491	895,010	960,781	848,680	941,301	758,211	2,551,252	3,084,496
SILVER CREEK TOWNSHI	0	0	0	0	0	0	0	0	0	0	6,451	18,305	126,793
SLAYTON	0	0	0	0	0	0	0	0	0	0	0	3,483	11,903
SLEEPY EYE	0	0	0	0	0	0	25	12,738	13,720	14,726	18,710	23,715	28,531
SOUTH ST. PAUL	445,392	433,220	446,108	509,439	670,891	669,810	863,125	914,875	981,101	962,489	1,230,688	1,264,528	1,075,517
SPICER	0	0	0	0	0	0	0	0	0	0	772	24,223	26,806
SPRING LAKE PARK *	0	0	0	4,295	16,367	26,422	40,274	48,957	98,703	105,259	31,541	32,112	38,569
SPRING PARK	0	0	0	0	0	0	0	0	0	0	0	0	4,349
SPRING VALLEY	0	0	0	0	0	0	0	0	0	0	3,538	4,750	27,326
SPRINGFIELD	0	0	0	0	0	0	0	0	0	18,018	50,764	57,518	62,812
STARBUCK	0	0	0	1,949	0	0	0	0	0	0	0	0	0
STEWARTVILLE	0	0	0	0	2,046	12,097	19,230	16,205	22,568	29,831	51,301	84,709	95,561
STILLWATER	0	0	0	0	0	0	0	0	0	0	8,814	88,314	252,828
STILLWATER TOWNSHIP	0	0	0	0	0	0	0	0	517	3,569	3,776	9,376	14,878
TAYLORS FALLS	0	0	0	0	0	0	11,480	20,494	18,153	0	0	0	0
TRIMONT	0	0	0	0	0	0	0	0	2,498	11,908	7,642	10,569	11,906
TRUMAN	0	0	0	0	0	0	0	0	9,887	26,884	29,421	32,560	38,076
VADNAIS HEIGHTS	0	0	0	0	0	0	0	0	0	0	51	117,547	387,422
VIRGINIA	0	0	30,735	69,710	110,402	287,817	341,109	383,744	471,462	464,526	448,449	457,385	725,954
WACONIA	0	0	0	18,606	41,914	74,821	115,859	230,750	218,431	201,736	346,134	301,654	385,315
WAITE PARK	0	0	0	0	0	0	0	0	0	0	0	11,812	26,771
WAKEFIELD TOWNSHIP	0	0	0	0	0	0	0	0	0	0	0	256,742	267,061
WALDORF	0	0	0	0	0	0	0	0	0	1,097	2,374	2,404	2,682
WALKER	0	0	0	0	0	0	0	0	0	0	0	4,634	8,086
WALNUT GROVE	0	0	0	8	0	1,511	1,026	970	829	845	992	1,210	1,250
WARROAD	0	0	0	0	0	0	0	0	0	0	0	0	9,145
WASECA	1,197	3,645	9,062	16,875	37,656	71,419	79,085	33,559	24,708	25,615	268	8,192	11,685

TABLE 1

TAX INCREMENT REPORTED FOR TAXES PAYABLE IN 1976 - 1988

CITY	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
WATERTOWN	0	0	0	0	0	6,053	16,463	19,110	57,297	38,050	68,229	58,503	55,475
WATKINS	0	0	0	0	0	0	0	0	27,398	15,738	16,195	23,303	24,777
WAYZATA	0	0	0	4,631	53,932	169,455	190,444	204,187	204,481	212,669	261,359	267,022	361,190
WELLS	0	0	0	0	0	1,983	4,956	29,575	25,199	22,967	26,826	34,618	41,844
WEST ST. PAUL	0	0	0	0	0	0	0	0	0	4,230	3,453	42,459	37,683
WHITE BEAR LAKE *	0	0	0	0	0	0	0	0	0	63,670	81,683	60,302	183,847
WILLMAR	0	0	0	0	16,412	40,932	82,484	128,307	177,131	219,048	404,530	293,751	239,407
WINDOM	0	0	2,358	5,469	26,398	25,054	26,582	24,571	27,183	29,249	43,007	50,671	120,236
WINNEBAGO	0	0	0	0	0	0	0	0	0	2,009	6,044	17,926	15,458
WINONA	0	0	0	15,512	45,068	173,541	146,840	174,109	123,238	191,343	432,527	659,414	776,881
WINSTED	0	0	0	0	0	0	0	4,303	3,080	17,657	30,958	36,406	44,279
WOODBURY	0	0	0	0	0	0	0	0	0	0	78,781	254,938	273,204
WORTHINGTON	0	0	179	0	22,506	40,721	42,143	40,379	29,123	38,177	77,465	197,006	276,733
WYKOFF	0	0	0	0	0	0	0	0	0	0	0	0	319
ZIMMERMAN	0	0	0	0	0	0	0	0	0	0	0	0	115
ZUMBROTA	0	0	0	0	5,560	14,001	76,638	70,157	68,619	64,822	68,420	70,810	71,852
TOTAL	3,181,516	3,939,863	5,306,640	7,418,297	11,305,114	22,489,390	35,141,274	46,425,859	58,154,901	70,761,119	92,355,076	117,465,743	154,372,728

* Located in more than one county. The tax increment reported is for the entire mun

TABLE 2
TAX INCREMENT DATA BY CITY
TAXES PAYABLE IN 1988

CITY NAME	1988 POPULATION	TOTAL ASSESSED VALUE	CAPTURED ASSESSED VALUE	PERCENT OF ASSESSED VALUE CAPTURED	TAX INCREMENT	PER CAPITA ASSESSED VALUE	PER CAPITA CAPTURED VALUE	PER CAPITA TAX INCREMENT
ADA	1,966	$5,601,700	$203,472	3.63%	$29,818	$2,849.29	$103.50	$15.17
ADRIAN	1,305	2,545,820	162,658	6.39%	29,566	1,950.82	124.64	22.66
ALBANY	1,626	6,376,995	239,675	3.76%	30,213	3,921.89	147.40	18.58
ALBERT LEA	18,046	80,239,982	5,408,454	6.74%	781,100	4,446.41	299.70	43.28
ALBERTVILLE	742	5,051,814	779,161	15.42%	95,513	6,808.37	1,050.08	128.72
ALEXANDRIA	7,840	47,156,990	300,536	0.64%	35,361	6,014.92	38.33	4.51
ANDOVER	12,095	60,605,381	597,956	0.99%	65,206	5,010.78	49.44	5.39
ANNANDALE	1,751	7,924,295	1,688,014	21.30%	199,927	4,525.58	964.03	114.18
ANOKA	16,275	95,600,061	1,617,149	1.69%	186,901	5,874.04	99.36	11.48
APPLE VALLEY	29,776	192,588,011	5,296,531	2.75%	613,880	6,467.89	177.88	20.62
APPLETON	1,842	4,491,796	468,993	10.44%	85,408	2,438.54	254.61	46.37
ARLINGTON	1,871	5,185,700	250,490	4.83%	39,271	2,771.62	133.88	20.99
AURORA	2,247	4,373,549	149,496	3.42%	34,931	1,946.39	66.53	15.55
AUSTIN	22,374	96,551,097	1,047,881	1.09%	152,649	4,315.33	46.83	6.82
BAGLEY	1,303	3,561,549	154,550	4.34%	23,876	2,733.35	118.61	18.32
BARNUM	442	973,395	37,716	3.87%	8,221	2,202.25	85.33	18.60
BAXTER	3,114	20,411,920	2,133,752	10.45%	227,418	6,554.89	685.21	73.03
BECKER	761	181,269,894	674,380	0.37%	40,342	238,199.60	886.18	53.01
BEMIDJI	11,088	42,386,897	470,811	1.11%	65,871	3,822.77	42.46	5.94
BENSON	3,578	9,692,613	1,425,477	14.71%	202,689	2,708.95	398.40	56.65
BIG LAKE	2,959	12,514,352	1,152,666	9.21%	156,597	4,229.25	389.55	52.92
BIRD ISLAND	1,322	4,167,732	416,096	9.98%	59,783	3,152.60	314.75	45.22
BLAINE *	35,566	190,115,747	8,782,896	4.62%	1,078,329	5,345.44	246.95	30.32
BLOOMING PRAIRIE	2,032	6,605,426	91,530	1.39%	11,436	3,250.70	45.04	5.63
BLOOMINGTON	84,480	1,140,289,581	49,657,880	4.35%	5,736,062	13,497.75	587.81	67.90
BLUE EARTH	4,132	15,772,910	260,437	1.65%	38,245	3,817.26	63.03	9.26
BOVEY	788	1,239,306	38,275	3.09%	9,428	1,572.72	48.57	11.96
BRAINERD	11,272	50,669,487	213,826	0.42%	25,187	4,495.16	18.97	2.23
BRECKENRIDGE	4,014	9,346,253	221,362	2.37%	33,778	2,328.41	55.15	8.42
BROOKLYN CENTER	29,759	248,704,595	9,784,473	3.93%	1,159,529	8,357.29	328.79	38.96
BROOKLYN PARK	52,392	343,427,910	30,971,207	9.02%	3,898,977	6,554.97	591.14	74.42
BROOTEN	634	1,779,346	19,510	1.10%	2,487	2,806.54	30.77	3.92
BROWNS VALLEY	850	1,407,271	110,708	7.87%	21,359	1,655.61	130.24	25.13
BUFFALO	5,063	26,762,626	4,520,068	16.89%	520,866	5,285.92	892.76	102.88
BURNSVILLE	44,353	454,858,398	6,268,252	1.38%	711,296	10,255.41	141.33	16.04
BYRON	1,772	7,968,302	133,409	1.67%	19,535	4,496.78	75.29	11.02
CALEDONIA	2,730	7,673,782	99,880	1.30%	15,089	2,810.91	36.59	5.53
CAMBRIDGE	3,282	21,786,984	2,045,437	9.39%	297,679	6,638.33	623.23	90.70
CANBY	1,976	6,328,234	75,185	1.19%	12,102	3,202.55	38.05	6.12
CANNON FALLS	2,918	17,783,845	625,883	3.52%	82,980	6,094.53	214.49	28.44
CARVER	717	3,077,933	167,655	5.45%	23,337	4,292.79	233.83	32.55
CHAMPLIN	13,261	63,247,135	337,549	0.53%	42,559	4,769.41	25.45	3.21
CHANHASSEN *	8,485	87,301,218	19,281,777	22.09%	2,518,527	10,288.89	2,272.45	296.82
CHASKA	10,018	63,621,331	7,737,645	12.16%	927,410	6,350.70	772.37	92.57

TABLE 2
TAX INCREMENT DATA BY CITY
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CHATFIELD *	2,077	7,387,331	103,880	1.41%	13,702	3,556.73	50.01	6.60
CHISAGO CITY	1,913	9,567,224	1,296,607	13.55%	193,697	5,001.16	677.79	101.25
CHOKIO	553	1,121,482	16,706	1.49%	2,549	2,028.00	30.21	4.61
CIRCLE PINES	4,705	21,316,660	568,752	2.67%	72,209	4,530.64	120.88	15.35
CLARKFIELD	1,056	2,736,004	143,052	5.23%	28,679	2,590.91	135.47	27.16
CLOQUET	10,444	48,986,205	1,041,479	2.13%	166,647	4,690.37	99.72	15.96
COKATO	2,105	8,264,354	502,003	6.07%	52,057	3,926.06	238.48	24.73
COLD SPRING	2,359	9,842,858	7,353	0.07%	1,014	4,172.47	3.12	0.43
COLUMBIA HEIGHTS	19,430	118,093,074	11,112,737	9.41%	1,267,541	6,077.87	571.94	65.24
COON RAPIDS	44,599	253,814,575	11,361,647	4.48%	1,404,517	5,691.04	254.75	31.49
CORCORAN	4,862	27,275,748	48,784	0.18%	5,887	5,609.99	10.03	1.21
COTTAGE GROVE	21,164	106,205,642	559,726	0.53%	65,724	5,018.22	26.45	3.11
CROOKSTON	8,386	26,664,214	785,561	2.95%	123,243	3,179.61	93.68	14.70
CRYSTAL	25,009	139,028,899	6,969,030	5.01%	814,833	5,559.15	278.66	32.58
DASSEL	1,104	3,848,392	42,680	1.11%	5,875	3,485.86	38.66	5.32
DAWSON	1,988	7,153,843	409,174	5.72%	64,510	3,598.51	205.82	32.45
DEEPHAVEN	3,699	48,620,680	1,165,011	2.40%	138,455	13,144.28	314.95	37.43
DELANO	2,526	13,360,370	1,742,747	13.04%	186,002	5,289.14	689.92	73.63
DETROIT LAKES	7,027	34,833,138	1,619,197	4.65%	195,176	4,957.04	230.43	27.78
DODGE CENTER	1,838	7,065,516	657,884	9.31%	123,598	3,844.13	357.93	67.25
DULUTH	84,012	304,909,885	33,571,506	11.01%	6,347,700	3,629.36	399.60	75.56
DUNNELL	229	514,959	43,989	8.54%	7,410	2,248.73	192.09	32.36
EAGAN	39,225	384,914,387	1,806,733	0.47%	190,244	9,812.99	46.06	4.85
EAGLE LAKE	1,503	3,876,596	3,778	0.10%	501	2,579.24	2.51	0.33
EAST GRAND FORKS	8,413	32,746,442	137,777	0.42%	18,467	3,892.36	16.38	2.20
EDEN PRAIRIE	30,712	510,911,137	43,136,412	8.44%	5,168,499	16,635.55	1,404.55	168.29
EDEN VALLEY *	797	2,447,613	104,420	4.27%	13,184	3,071.03	131.02	16.54
EDGERTON	1,090	3,043,446	161,466	5.31%	28,638	2,792.15	148.13	26.27
EDINA	45,924	775,009,761	23,366,739	3.02%	2,447,906	16,875.92	508.81	53.30
ELK RIVER	7,951	53,354,384	2,983,007	5.59%	343,926	6,710.40	375.17	43.26
ELY	3,853	8,721,706	784	0.01%	168	2,263.61	0.20	0.04
EVELETH	4,643	11,449,674	153,962	1.34%	32,026	2,466.01	33.16	6.90
FAIRMONT	11,581	50,627,778	466,942	0.92%	63,037	4,371.62	40.32	5.44
FALCON HEIGHTS	5,377	35,836,121	6,245,222	17.43%	737,935	6,664.71	1,161.47	137.24
FARIBAULT	16,230	66,268,467	3,900,349	5.89%	561,888	4,083.08	240.32	34.62
FARMINGTON	5,162	28,101,368	1,976,330	7.03%	245,717	5,443.89	382.86	47.60
FERGUS FALLS	12,370	56,622,364	1,743,024	3.08%	214,697	4,577.39	140.91	17.36
FOLEY	1,680	5,326,937	159,087	2.99%	19,670	3,170.80	94.69	11.71
FOREST LAKE	5,391	36,911,696	763,868	2.07%	90,113	6,846.91	141.69	16.72
FOSSTON	1,584	4,000,304	135,401	3.38%	22,491	2,525.44	85.48	14.20
FRIDLEY	29,310	258,354,285	14,921,389	5.78%	1,760,317	8,814.54	509.09	60.06
GAYLORD	1,953	6,455,158	501,485	7.77%	81,153	3,305.25	256.78	41.55
GLENCOE	4,503	19,258,149	1,414,468	7.34%	219,010	4,276.74	314.12	48.64
GOLDEN VALLEY	21,527	324,506,406	30,334,486	9.35%	3,379,824	15,074.39	1,409.14	157.00

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GOOD THUNDER	556	1,282,369	72,352	5.64%	13,675	2,306.42	130.13	24.60
GRAND RAPIDS	8,207	47,631,976	1,010,059	2.12%	133,074	5,803.82	123.07	16.21
GRANITE FALLS *	3,287	14,484,820	1,251,656	8.64%	152,005	4,406.70	380.79	46.24
GULLY	102	248,535	38,812	15.62%	5,311	2,436.62	380.51	52.07
HALSTAD	670	1,762,287	87,938	4.99%	12,665	2,630.28	131.25	18.90
HAM LAKE	9,093	41,203,850	526,642	1.28%	56,846	4,531.38	57.92	6.25
HANSKA	459	1,213,561	34,018	2.80%	5,207	2,643.92	74.11	11.34
HARMONY	1,081	3,045,462	77,208	2.54%	14,287	2,817.26	71.42	13.22
HASTINGS *	14,167	79,132,757	3,453,819	4.36%	393,760	5,585.71	243.79	27.79
HAYFIELD	1,292	4,114,170	64,233	1.56%	11,168	3,184.34	49.72	8.64
HENNING	811	1,796,612	2,542	0.14%	351	2,215.30	3.13	0.43
HIBBING	19,002	59,039,302	1,224,053	2.07%	244,847	3,107.00	64.42	12.89
HILLTOP	775	3,801,059	408,692	10.75%	52,446	4,904.59	527.34	67.67
HINCKLEY	962	5,238,482	104,206	1.99%	12,269	5,445.41	108.32	12.75
HOLLANDALE	280	1,098,254	22,500	2.05%	3,065	3,922.34	80.36	10.95
HOPKINS	15,065	155,549,189	8,293,093	5.33%	904,237	10,325.20	550.49	60.02
HOWARD LAKE	1,270	5,463,472	21,280	0.39%	2,408	4,301.95	16.76	1.90
HUTCHINSON	9,708	52,771,799	2,617,059	4.96%	360,594	5,435.91	269.58	37.14
INTERNATIONAL FALLS	5,191	20,666,123	451,449	2.18%	84,272	3,981.14	86.97	16.23
INVER GROVE HEIGHTS	20,003	139,955,511	831,189	0.59%	88,845	6,996.73	41.55	4.44
ISANTI	961	4,298,856	91,412	2.13%	14,023	4,473.32	95.12	14.59
JACKSON	3,879	11,152,300	336,018	3.01%	53,555	2,875.05	86.62	13.81
JORDAN	2,830	9,828,231	284,034	2.89%	37,657	3,472.87	100.37	13.31
JUDSON	774	5,601,791	341,235	6.09%	36,837	7,237.46	440.87	47.59
KASSON	3,167	9,404,155	66,049	0.70%	11,674	2,969.42	20.86	3.69
KENYON	1,542	6,234,014	62,806	1.01%	7,492	4,042.81	40.73	4.86
KIMBALL	649	2,199,445	75,234	3.42%	11,877	3,388.98	115.92	18.30
LA CRESCENT	3,951	13,842,753	303,670	2.19%	44,953	3,503.61	76.86	11.38
LAFAYETTE	535	1,424,368	51,460	3.61%	7,133	2,662.37	96.19	13.33
LAKE CITY *	4,358	20,168,326	595,429	2.95%	76,498	4,627.89	136.63	17.55
LAKE COUNTY UNORGANIZED	1,741	8,572,097	620,396	7.24%	83,356	4,923.66	356.34	47.88
LAKE CRYSTAL	2,101	6,448,067	336,700	5.22%	52,315	3,069.05	160.26	24.90
LAKEVILLE	19,106	129,348,249	6,465,716	5.00%	700,251	6,770.03	338.41	36.65
LAUDERDALE	2,223	15,485,508	1,109,253	7.16%	128,395	6,966.04	498.99	57.76
LE CENTER	1,916	5,747,256	42,212	0.73%	6,447	2,999.61	22.03	3.36
LE SUEUR	3,667	15,786,542	1,107,741	7.02%	159,412	4,305.03	302.08	43.47
LIME TOWNSHIP	1,153	7,718,994	257,282	3.33%	24,837	6,694.70	223.14	21.54
LINDSTROM	2,338	12,552,948	1,092	0.01%	152	5,369.10	0.47	0.07
LINO LAKES	7,110	33,682,122	593,283	1.76%	80,368	4,737.29	83.44	11.30
LITCHFIELD	6,024	26,136,774	1,161,496	4.44%	125,869	4,338.77	192.81	20.89
LITTLE FALLS	7,165	25,717,311	265,419	1.03%	39,465	3,589.30	37.04	5.51
LONG LAKE	1,969	18,487,001	1,613,389	8.73%	204,037	9,389.03	819.40	103.62
LONG PRAIRIE	2,930	9,882,768	711,519	7.20%	100,203	3,372.96	242.84	34.20
LUVERNE	4,569	14,395,099	810,851	5.63%	103,545	3,150.60	177.47	22.66

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MADELIA	2,048	6,674,691	342,114	5.13%	43,997	3,259.13	167.05	21.48
MADISON	2,192	6,361,315	4,648	0.07%	666	2,902.06	2.12	0.30
MADISON LAKE	664	1,586,846	82,661	5.21%	13,752	2,389.83	124.49	20.71
MAHTOMEDI	4,396	29,422,946	705,202	2.40%	78,611	6,693.12	160.42	17.88
MANKATO *	29,484	153,782,709	13,002,501	8.46%	1,701,361	5,215.80	441.00	57.70
MAPLE GROVE	33,449	220,957,286	5,130,522	2.32%	634,666	6,605.80	153.38	18.97
MAPLE LAKE	1,192	5,920,147	125,056	2.11%	13,583	4,966.57	104.91	11.40
MAPLE PLAIN	1,715	12,945,759	1,007,547	7.78%	126,171	7,548.55	587.49	73.57
MAPLETON	1,508	3,973,969	35,411	0.89%	5,808	2,635.26	23.48	3.85
MAPLEWOOD	28,927	294,478,242	4,121,474	1.40%	497,582	10,180.05	142.48	17.20
MARSHALL	11,595	60,160,698	6,970,187	11.59%	874,347	5,188.50	601.14	75.41
MAY TOWNSHIP	2,334	18,347,884	1,159,980	6.32%	111,255	7,861.13	496.99	47.67
MAYNARD	460	949,593	5,011	0.53%	889	2,064.33	10.89	1.93
MEDINA	2,930	37,508,435	1,790,379	4.77%	215,382	12,801.51	611.05	73.51
MENDOTA HEIGHTS	8,384	111,282,187	8,472,493	7.61%	783,519	13,273.16	1,010.55	93.45
MILACA	1,981	8,348,661	462,754	5.54%	62,646	4,214.37	233.60	31.62
MINNEAPOLIS	356,677	3,383,661,874	361,068,608	10.67%	43,401,402	9,486.63	1,012.31	121.68
MINNEOTA	1,469	4,097,542	78,046	1.90%	9,973	2,789.34	53.13	6.79
MINNETONKA	43,025	646,741,741	13,950,182	2.16%	1,575,410	15,031.77	324.23	36.62
MONTEVIDEO	5,801	19,825,088	621,505	3.13%	91,123	3,417.53	107.14	15.71
MONTICELLO	3,363	116,265,956	1,926,286	1.66%	188,537	34,572.10	572.79	56.06
MONTROSE	965	2,727,165	95,567	3.50%	13,317	2,826.08	99.03	13.80
MOORHEAD	30,285	104,629,294	7,226,653	6.91%	911,491	3,454.82	238.62	30.10
MOOSE LAKE	1,370	3,986,079	65,430	1.64%	12,442	2,909.55	47.76	9.08
MORA	2,744	14,510,929	1,042,587	7.18%	134,277	5,288.24	379.95	48.93
MORRIS	5,416	15,592,638	355,358	2.28%	52,287	2,879.00	65.61	9.65
MORRISTOWN	668	1,911,510	15,806	0.83%	2,407	2,861.54	23.66	3.60
MOUND	9,849	66,124,868	1,706,497	2.58%	200,039	6,713.87	173.27	20.31
MOUNDS VIEW	13,022	61,405,899	133,146	0.22%	15,568	4,715.55	10.22	1.20
MOUNTAIN IRON	3,814	13,301,286	520,191	3.91%	82,346	3,487.49	136.39	21.59
MOUNTAIN LAKE	2,097	4,861,724	183,545	3.78%	30,935	2,318.42	87.53	14.75
NEW BRIGHTON	23,324	159,938,918	7,145,890	4.47%	810,880	6,857.27	306.37	34.77
NEW GERMANY	377	1,385,367	274,586	19.82%	33,308	3,674.71	728.34	88.35
NEW HOPE	22,785	180,750,513	11,187,732	6.19%	1,290,227	7,932.87	491.01	56.63
NEW LONDON	901	2,912,309	285,640	9.81%	40,248	3,232.31	317.03	44.67
NEW PRAGUE *	3,285	14,383,199	772,371	5.37%	121,839	4,378.45	235.12	37.09
NEW SCANDIA TOWNSHIP	3,146	18,460,032	918,544	4.98%	102,638	5,867.78	291.97	32.62
NEW ULM	13,389	53,558,744	577,194	1.08%	72,268	4,000.20	43.11	5.40
NEWPORT	3,547	31,709,180	3,224,108	10.17%	363,383	8,939.72	908.97	102.45
NICOLLET	718	2,521,239	78,902	3.13%	11,655	3,511.47	109.89	16.23
NORTH BRANCH	1,701	7,521,890	379,004	5.04%	55,312	4,422.04	222.81	32.52
NORTH MANKATO	9,883	45,955,042	203,115	0.44%	25,935	4,649.91	20.55	2.62
NORTH ST. PAUL	12,228	60,966,510	1,035,448	1.70%	122,290	4,985.81	84.68	10.00
NORTHFIELD *	13,437	49,077,952	1,454,191	2.96%	205,374	3,652.45	108.22	15.28

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OAKDALE	14,981	82,104,388	2,379,731	2.90%	299,408	5,480.57	158.85	19.99
OGILVIE	386	881,789	31,590	3.58%	5,006	2,284.43	81.84	12.97
OLIVIA	2,745	10,825,131	453,424	4.19%	51,453	3,943.58	165.18	18.74
OSAKIS *	1,338	4,399,941	107,119	2.43%	14,811	3,288.45	80.06	11.07
OSSEO	2,761	21,927,829	76,050	0.35%	9,197	7,941.99	27.54	3.33
OWATONNA	18,766	88,323,495	2,817,331	3.19%	354,366	4,706.57	150.13	18.88
PARK RAPIDS	2,856	13,640,711	138,134	1.01%	14,853	4,776.16	48.37	5.20
PELICAN RAPIDS	1,899	7,020,813	566,455	8.07%	66,249	3,697.11	298.29	34.89
PERHAM	2,203	8,895,677	144,200	1.62%	16,814	4,037.98	65.46	7.63
PINE ISLAND *	1,940	8,574,596	185,697	2.17%	23,831	4,419.89	95.72	12.28
PIPESTONE	4,580	14,071,858	599,935	4.26%	91,971	3,072.46	130.99	20.08
PLAINVIEW	2,526	9,060,457	141,508	1.56%	18,016	3,586.88	56.02	7.13
PLYMOUTH	43,834	536,820,358	21,124,869	3.94%	2,380,806	12,246.67	481.93	54.31
PRESTON	1,497	4,031,524	28,460	0.71%	5,307	2,693.07	19.01	3.55
PRINCETON *	3,325	16,783,111	3,704,737	22.07%	544,321	5,047.55	1,114.21	163.71
PRIOR LAKE	10,153	63,606,376	86,435	0.14%	11,851	6,264.79	8.51	1.17
PROCTOR	3,102	7,802,027	60,944	0.78%	13,894	2,515.16	19.65	4.48
RAMSEY	11,706	54,369,476	1,836,455	3.38%	206,655	4,644.58	156.88	17.65
RAPIDAN TOWNSHIP	975	6,089,907	646,800	10.62%	70,798	6,246.06	663.38	72.61
RED LAKE FALLS	1,549	3,519,972	190,942	5.42%	35,036	2,272.42	123.27	22.62
RED WING	14,191	223,134,774	6,530,481	2.93%	638,361	15,723.68	460.18	44.98
REDWOOD FALLS	5,266	20,636,977	460,417	2.23%	59,735	3,918.91	87.43	11.34
REMER	415	969,859	26,151	2.70%	3,197	2,337.01	63.01	7.70
RICE	478	3,082,071	388,170	12.59%	51,196	6,447.85	812.07	107.10
RICHFIELD	36,828	251,151,021	21,144,522	8.42%	2,534,927	6,819.57	574.14	68.83
ROBBINSDALE	14,528	88,361,999	9,126,621	10.33%	1,127,722	6,082.19	628.21	77.62
ROCHESTER	62,783	451,286,205	12,939,607	2.87%	1,644,688	7,188.03	206.10	26.20
ROCKFORD *	2,544	7,199,098	705,360	9.80%	101,319	2,829.83	277.26	39.83
ROGERS	706	9,223,326	714,536	7.75%	81,663	13,064.20	1,012.09	115.67
ROSEMOUNT	6,847	54,151,653	3,315,862	6.12%	387,783	7,908.81	484.28	56.64
ROSEVILLE	34,608	386,814,147	16,538,164	4.28%	1,912,934	11,177.02	477.87	55.27
RUSH CITY	1,315	7,167,142	1,097,047	15.31%	148,201	5,450.30	834.26	112.70
RUSHFORD	1,556	5,808,136	876,332	15.09%	146,603	3,732.74	563.20	94.22
ST. ANTHONY *	8,305	69,139,243	5,404,018	7.82%	655,867	8,325.01	650.69	78.97
ST. CHARLES	2,453	8,531,653	474,725	5.56%	64,830	3,478.05	193.53	26.43
ST. CLOUD *	43,953	249,160,575	7,749,294	3.11%	971,103	5,668.80	176.31	22.09
ST. JAMES	4,213	14,184,485	12,975	0.09%	1,755	3,366.84	3.08	0.42
ST. LOUIS PARK	43,363	469,051,266	18,959,980	4.04%	2,220,650	10,816.85	437.24	51.21
ST. PAUL	264,782	1,861,675,745	147,425,979	7.92%	19,452,977	7,030.98	556.78	73.47
ST. PAUL PARK	4,771	22,196,715	887,421	4.00%	98,059	4,652.42	186.00	20.55
ST. PETER	9,078	24,365,520	74,111	0.30%	10,001	2,684.02	8.16	1.10
SANDSTONE	2,064	3,437,032	111,157	3.23%	16,220	1,665.23	53.86	7.86
SARTELL *	4,135	27,395,579	816,304	2.98%	109,069	6,625.29	197.41	26.38
SAUK RAPIDS	6,472	27,849,693	2,956,534	10.62%	400,859	4,303.10	456.82	61.94

TABLE 2
TAX INCREMENT DATA BY CITY
TAXES PAYABLE IN 1988

CITY NAME	1988 POPULATION	TOTAL ASSESSED VALUE	CAPTURED ASSESSED VALUE	PERCENT OF ASSESSED VALUE CAPTURED	TAX INCREMENT	PER CAPITA ASSESSED VALUE	PER CAPITA CAPTURED VALUE	PER CAPITA TAX INCREMENT
SAVAGE	7,400	54,295,381	7,099,560	13.08%	975,341	7,337.21	959.40	131.80
SHAKOPEE	11,613	134,318,846	25,675,440	19.12%	3,084,496	11,566.25	2,210.92	265.61
SILVER CREEK TOWNSHIP	1,181	7,535,372	962,961	12.78%	126,793	6,380.50	815.38	107.36
SLAYTON	2,418	7,225,443	81,042	1.12%	11,903	2,988.19	33.52	4.92
SLEEPY EYE	3,506	12,377,724	234,252	1.89%	28,531	3,530.44	66.81	8.14
SOUTH ST. PAUL	20,434	109,139,374	8,946,244	8.20%	1,075,517	5,341.07	437.81	52.63
SPICER	1,023	5,786,726	176,590	3.05%	26,806	5,656.62	172.62	26.20
SPRING LAKE PARK *	6,843	37,664,814	312,690	0.83%	38,569	5,504.14	45.69	5.64
SPRING PARK	1,508	18,132,815	36,960	0.20%	4,349	12,024.41	24.51	2.88
SPRING VALLEY	2,645	7,081,977	150,344	2.12%	27,326	2,677.50	56.84	10.33
SPRINGFIELD	2,278	7,756,391	473,568	6.11%	62,812	3,404.91	207.89	27.57
STEWARTVILLE	4,109	14,842,692	716,409	4.83%	95,561	3,612.24	174.35	23.26
STILLWATER	13,256	85,805,730	2,177,959	2.54%	252,828	6,472.97	164.30	19.07
STILLWATER TOWNSHIP	1,958	14,682,018	150,774	1.03%	14,878	7,498.48	77.00	7.60
TRIMONT	707	2,268,085	85,443	3.77%	11,906	3,208.04	120.85	16.84
TRUMAN	1,395	3,964,330	262,922	6.63%	38,076	2,841.81	188.47	27.29
VADNAIS HEIGHTS	9,160	72,425,767	3,400,938	4.70%	387,422	7,906.74	371.28	42.29
VIRGINIA	9,835	35,222,095	3,116,484	8.85%	725,954	3,581.30	316.88	73.81
WACONIA	3,325	22,251,664	3,121,883	14.03%	385,315	6,692.23	938.91	115.88
WAITE PARK	4,466	28,140,246	222,052	0.79%	26,771	6,301.00	49.72	5.99
WAKEFIELD TOWNSHIP	2,443	15,512,243	2,566,267	16.54%	267,061	6,349.67	1,050.46	109.32
WALDORF	237	802,294	18,316	2.28%	2,682	3,385.21	77.28	11.32
WALKER	986	5,176,566	61,861	1.20%	8,086	5,250.07	62.74	8.20
WALNUT GROVE	673	2,221,220	9,674	0.44%	1,250	3,300.48	14.37	1.86
WARROAD	1,744	11,336,916	93,638	0.83%	9,145	6,500.53	53.69	5.24
WASECA	8,453	37,492,263	96,276	0.26%	11,685	4,435.38	11.39	1.38
WATERTOWN	2,152	7,471,737	468,680	6.27%	55,475	3,472.00	217.79	25.78
WATKINS	781	2,744,623	175,072	6.38%	24,777	3,514.24	224.16	31.72
WAYZATA	3,668	72,773,878	3,198,640	4.40%	361,190	19,840.21	872.04	98.47
WELLS	2,638	8,386,240	320,042	3.82%	41,844	3,179.01	121.32	15.86
WEST ST. PAUL	18,194	145,914,356	386,682	0.27%	37,683	8,019.92	21.25	2.07
WHITE BEAR LAKE *	22,991	134,194,495	1,596,112	1.19%	183,847	5,836.83	69.42	8.00
WILLMAR	17,029	80,652,158	2,030,419	2.52%	239,407	4,736.17	119.23	14.06
WINDOM	4,347	14,904,870	754,212	5.06%	120,236	3,428.77	173.50	27.66
WINNEBAGO	1,707	4,959,052	94,815	1.91%	15,458	2,905.13	55.54	9.06
WINONA	24,675	105,248,649	5,699,201	5.41%	776,881	4,265.40	230.97	31.48
WINSTED	1,650	6,107,778	315,896	5.17%	44,279	3,701.68	191.45	26.84
WOODBURY	15,589	142,913,403	2,476,361	1.73%	273,204	9,167.58	158.85	17.53
WORTHINGTON	10,335	45,514,093	1,922,645	4.22%	276,733	4,403.88	186.03	26.78
WYKOFF	466	1,084,945	1,615	0.15%	319	2,328.21	3.47	0.68
ZIMMERMAN	1,220	4,888,779	840	0.02%	115	4,007.20	0.69	0.09
ZUMBROTA	2,337	12,127,792	607,262	5.01%	71,852	5,189.47	259.85	30.75
TOTAL	2,860,016	$21,445,564,006	$1,246,503,585	5.81%	$154,372,728	$7,498.41	$435.84	$53.98

* Located in more than one county. The values shown are for the entire municipality.