

**Proposed Property Taxes - Tax Capacity Based Only**  
 (Holds County & Anoka Henn School Levies constant with 2019 levels)

9/3/2019

**2020 Proposed Levy of \$12,632,565 -6.77% Increase - ALL NEW POSITIONS IN PIR Funds 50% of Road debt - \$241,263**

2019 House Market Value	2019 House Tax Value After Mkt Value Excl	2019 Taxes 40.36% (Tax Capacity Based Only)	2020 City Portion of Taxes (B)	2020 House Market Value	2020 House Tax Value After Mkt Value Excl	2020 39.90% (Tax Capacity Based Only)	2020 City Portion of Taxes (B)	City Portion Increase Over 2019	% Increase City Portion Only	House Market Value Increase	Total Tax % Increase
\$ 137,300	\$ 112,417	\$ 1,081	\$ 454	\$ 150,900	\$ 127,241	\$ 1,218	\$ 508	\$ 54	11.89%	9.91%	12.63%
\$ 169,000	\$ 146,970	\$ 1,414	\$ 593	\$ 183,500	\$ 162,775	\$ 1,559	\$ 650	\$ 56	9.50%	8.58%	10.22%
\$ 179,300	\$ 146,970	\$ 1,522	\$ 638	\$ 192,000	\$ 172,040	\$ 1,647	\$ 686	\$ 48	7.50%	7.08%	8.21%
\$ 208,600 *	\$ 190,134	\$ 1,829	\$ 767	\$ 215,900	\$ 198,091	\$ 1,897	\$ 790	\$ 23	3.03%	3.50%	3.72%
\$ 211,500 **	\$ 193,295	\$ 1,860	\$ 780	\$ 234,100	\$ 217,929	\$ 2,087	\$ 869	\$ 89	11.46%	10.69%	12.19%
\$ 221,800	\$ 204,522	\$ 1,968	\$ 825	\$ 236,500	\$ 220,545	\$ 2,111	\$ 880	\$ 55	6.61%	6.63%	7.31%
\$ 228,900	\$ 212,261	\$ 2,043	\$ 857	\$ 247,800	\$ 232,862	\$ 2,230	\$ 929	\$ 73	8.47%	8.26%	9.18%
\$ 258,100	\$ 212,261	\$ 2,349	\$ 985	\$ 269,300	\$ 256,297	\$ 2,454	\$ 1,023	\$ 38	3.81%	4.34%	4.50%
\$ 279,300	\$ 267,197	\$ 2,571	\$ 1,078	\$ 283,200	\$ 271,448	\$ 2,599	\$ 1,083	\$ 5	0.43%	1.40%	1.09%
\$ 300,900	\$ 290,740	\$ 2,797	\$ 1,173	\$ 320,300	\$ 311,887	\$ 2,987	\$ 1,244	\$ 71	6.08%	6.45%	6.79%
\$ 300,800	\$ 290,632	\$ 2,796	\$ 1,173	\$ 317,100	\$ 308,399	\$ 2,953	\$ 1,231	\$ 58	4.93%	5.42%	5.62%
\$ 337,200	\$ 330,308	\$ 3,178	\$ 1,333	\$ 354,300	\$ 348,947	\$ 3,341	\$ 1,392	\$ 59	4.44%	5.07%	5.13%
\$ 407,700	\$ 407,153	\$ 3,918	\$ 1,643	\$ 395,000	\$ 393,310	\$ 3,766	\$ 1,569	\$ (74)	-4.50%	-3.12%	-3.87%
\$ 439,000	\$ 439,000	\$ 4,224	\$ 1,772	\$ 450,600	\$ 450,600	\$ 4,315	\$ 1,798	\$ 26	1.48%	2.64%	2.16%
\$ 502,500	\$ 502,500	\$ 4,840	\$ 2,030	\$ 561,500	\$ 561,500	\$ 5,524	\$ 2,302	\$ 272	13.38%	11.74%	14.13%

House Values Noted in black are from actual tax statements

(A) City Portion of taxes for 2019 calculates to 41.944%

(B) City Portion of taxes for 2020 calculates to 41.668%

\* Median Value home was \$211,000 for pay 2019 and \$228,000 for pay 2020

\*\* Average Value home was \$214,300 for pay 2019 and \$238,500 for pay 2020