

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

9/10/2019

2020 Proposed Levy of \$12,541,709 -6.00% 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 39.56% (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	\$ 1,214	\$ 503	\$ 50	10.95%	9.91%	12.24%
\$ 169,000	\$ 146,970	\$ 1,414	\$ 593	\$ 183,500	\$ 162,775	\$ 1,553	\$ 644	\$ 51	8.57%	8.58%	9.84%
\$ 179,300	\$ 146,970	\$ 1,522	\$ 638	\$ 192,000	\$ 172,040	\$ 1,641	\$ 680	\$ 42	6.59%	7.08%	7.83%
\$ 208,600 *	\$ 190,134	\$ 1,829	\$ 767	\$ 215,900	\$ 198,091	\$ 1,890	\$ 784	\$ 17	2.16%	3.50%	3.35%
\$ 211,500 **	\$ 193,295	\$ 1,860	\$ 780	\$ 234,100	\$ 217,929	\$ 2,079	\$ 862	\$ 82	10.51%	10.69%	11.80%
\$ 221,800	\$ 204,522	\$ 1,968	\$ 825	\$ 236,500	\$ 220,545	\$ 2,104	\$ 872	\$ 47	5.71%	6.63%	6.94%
\$ 228,900	\$ 212,261	\$ 2,043	\$ 857	\$ 247,800	\$ 232,862	\$ 2,222	\$ 921	\$ 65	7.55%	8.26%	8.80%
\$ 258,100	\$ 212,261	\$ 2,349	\$ 985	\$ 269,300	\$ 256,297	\$ 2,446	\$ 1,014	\$ 29	2.94%	4.34%	4.13%
\$ 279,300	\$ 267,197	\$ 2,571	\$ 1,078	\$ 283,200	\$ 271,448	\$ 2,590	\$ 1,074	\$ (5)	-0.42%	1.40%	0.74%
\$ 300,900	\$ 290,740	\$ 2,797	\$ 1,173	\$ 320,300	\$ 311,887	\$ 2,976	\$ 1,234	\$ 61	5.19%	6.45%	6.41%
\$ 300,800	\$ 290,632	\$ 2,796	\$ 1,173	\$ 317,100	\$ 308,399	\$ 2,943	\$ 1,220	\$ 47	4.04%	5.42%	5.25%
\$ 337,200	\$ 330,308	\$ 3,178	\$ 1,333	\$ 354,300	\$ 348,947	\$ 3,329	\$ 1,380	\$ 47	3.56%	5.07%	4.76%
\$ 407,700	\$ 407,153	\$ 3,918	\$ 1,643	\$ 395,000	\$ 393,310	\$ 3,753	\$ 1,556	\$ (87)	-5.31%	-3.12%	-4.21%
\$ 439,000	\$ 439,000	\$ 4,224	\$ 1,772	\$ 450,600	\$ 450,600	\$ 4,300	\$ 1,783	\$ 11	0.63%	2.64%	1.80%
\$ 502,500	\$ 502,500	\$ 4,840	\$ 2,030	\$ 561,500	\$ 561,500	\$ 5,505	\$ 2,282	\$ 252	12.42%	11.74%	13.73%

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 41.462%

* 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