

\$1.696M per year additional for roads \$12mo Franchise Fee vs Property Taxes \$1,780,800 (+500k already allocated from property tax, add 5% to ff amount for uncollected taxes or if bond underwriting costs)

Value		**2019 levy amount	**2019 levy amount + additional \$1.780M road levy	Additional amount if Property Tax	Additional amount if "Franchise Fee"	difference between property tax vs franchise fee	franchise fee is this percentage of property tax to cover 1.545 million additional income		additional property tax for roads instead of franchise fee as percentage of 2019 levy	franchise fee as percentage of 2019 levy	# of Residential Properties that would pay more in franchise fees than property taxes
RESIDENTIAL VALUES:											
Res -\$150,000		\$ 1,215.16	\$ 1,305.66	\$ 90.50	\$ 144.00	\$ 53.50	159.12%	Everyone with a property value less than \$218,500 pays more in franchise fees than they would in property tax. Everyone above 218,500 pays less in franchise fees than property tax. (Per County Tax Numbers 5-24-19)	7.45%	11.85%	202
Res -\$175,000		\$ 1,476.85	\$ 1,586.65	\$ 109.80	\$ 144.00	\$ 34.20	131.15%		7.43%	9.75%	
Res - \$200,000		\$ 1,739.51	\$ 1,869.07	\$ 129.56	\$ 144.00	\$ 14.44	111.15%		7.45%	8.28%	1306
Res -\$211,000	Breakeven with \$5 Franchise fee	\$ 1,854.97	\$ 1,993.13	\$ 138.16	\$ 144.00	\$ 5.84	104.23%		7.45%	7.76%	398
Res -\$213,500	Median Value	\$ 1,880.94	\$ 2,021.04	\$ 140.10	\$ 144.00	\$ 3.90	102.78%		7.45%	7.66%	123
Res -\$218,500		\$ 1,932.90	\$ 2,076.86	\$ 143.96	\$ 144.00	\$ 0.04	100.03%		7.45%	7.45%	
Res -\$250,000		\$ 2,263.87	\$ 2,432.48	\$ 168.61	\$ 144.00	\$ (24.61)	85.40%		7.45%	6.36%	
Res - \$300,000		\$ 2,788.22	\$ 2,995.89	\$ 207.67	\$ 144.00	\$ (63.67)	69.34%		7.45%	5.16%	
Res - \$400,000		\$ 3,836.93	\$ 4,122.71	\$ 285.78	\$ 144.00	\$ (141.78)	50.39%		7.45%	3.75%	
Res - \$500,000		\$ 4,810.60	\$ 5,168.90	\$ 358.30	\$ 144.00	\$ (214.30)	40.19%		7.45%	2.99%	
Res - \$600,000		\$ 6,013.25	\$ 6,461.13	\$ 447.88	\$ 144.00	\$ (303.88)	32.15%	7.45%	2.39%		
											2029

Tax levy amounts are based on 2019 certified tax levy and residential properties homesteaded Anoka Hennepin School District

City of Ramsey Parcel Breakdown (from Anoka County)

Value	Residential	Commercial/Ind/Apt	Exempt	Public Utility	Total		Additional Income from Franchise Fee-Residential Only	Residential Only - Additional Income from Prop. Tax		
100,000 - 150,000	202	3	12	0	217	\$ 144.00	\$ 29,088.00	\$ 18,281.00	See Note Below	
150,001 - 200,000	1306	15	1		1322	\$ 144.00	\$ 188,064.00	\$ 169,205.36		
200,001-211,000	398	2	1		401	\$ 144.00	\$ 57,312.00	\$ 54,987.68		
211,001-213,500	123	1			124	\$ 144.00	\$ 17,712.00	\$ 17,232.30		
213,501-218,500	306				306	\$ 144.00	\$ 44,064.00	\$ 51,594.66		
218,501-300,000	4110	19	11		4140	\$ 144.00	\$ 591,840.00	\$ 853,523.70		
300,001 - 400,000	1806	24	0		1830	\$ 144.00	\$ 260,064.00	\$ 249,516.96		
400,001 - 500,000	377	25	4		406	\$ 144.00	\$ 54,288.00	\$ 63,565.97		
500,001-1,000,000	176	65	11	0	252	\$ 144.00	\$ 25,344.00	\$ 36,549.92		
1,000,001-5,000,000	7	89	10	0	106	\$ 144.00	\$ 1,008.00	\$ 2,000.46		
5,000,000+ (Non-Residential)	0	13	4	0	17	\$ 144.00	\$ -			
Total	8811	256	54	0	9121		\$ 1,268,784.00	\$ 1,516,458.01		

Property Values	Residential Units/Parcels	% of Total Households	Total Franchise Fees	of 1.780,800 million total	Total Property Tax	% of \$1.780,800 million total
\$100,000-\$218,500	2335	26.50%	\$ 336,240.00	18.8814%	\$ 311,301.00	17.48%

2019 Average Market Value: \$223,100

2019 Median Market Value: \$213,500

NOTE: The \$90.50 Property Tax increase was based on a residential home that has received a market value exclusion (phased out after \$413,800) and whose tax capacity rate is 1% for the first \$500,000.