

\$1,943,758 per year additional for roads \$10mo Franchise Fee vs Property Taxes \$1,893,758 (+500k already allocated from property tax: \$200,000 crackseal & \$300,000 to overlays/recon)

Value		**2020 levy amount	**2020 levy amount + additional \$1,893,750 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 \$1,893,758 million additional income		add'l property tax for roads instead of ff as percentage of 2020 levy	franchise fee as percentage of 2020 levy
RESIDENTIAL VALUES:										
Res -\$150,000		\$ 1,192.07	\$ 1,265.39	\$ 73.32	\$ 120.00	\$ 46.68	163.67%	Breakeven point For a \$10/month franchise fee vs property tax is at a home value of \$224,000	6.15%	10.07%
Res -\$175,000		\$ 1,448.79	\$ 1,537.90	\$ 89.11	\$ 120.00	\$ 30.89	134.67%		6.15%	8.28%
Res - \$200,000		\$ 1,706.46	\$ 1,811.42	\$ 104.96	\$ 120.00	\$ 15.04	114.33%		6.15%	7.03%
Res -\$224,000	Breakeven \$5 Franchise fee	\$ 1,952.80	\$ 2,072.91	\$ 120.11	\$ 120.00	\$ (0.11)	99.91%		6.15%	6.15%
Res -\$228,000	Median Value	\$ 1,994.33	\$ 2,116.99	\$ 122.66	\$ 120.00	\$ (2.66)	97.83%		6.15%	6.02%
Res -\$238,500	Average Value	\$ 2,101.93	\$ 2,231.21	\$ 129.28	\$ 120.00	\$ (9.28)	92.82%		6.15%	5.71%
Res -\$250,000		\$ 2,220.86	\$ 2,357.45	\$ 136.59	\$ 120.00	\$ (16.59)	87.85%		6.15%	5.40%
Res -\$262,000	Breakeven \$6 Franchise fee	\$ 2,343.55	\$ 2,487.69	\$ 144.14	\$ 144.00	\$ (0.14)	99.90%		6.15%	6.14%
Res -\$275,000		\$ 2,477.58	\$ 2,629.96	\$ 152.38	\$ 120.00	\$ (32.38)	78.75%		6.15%	4.84%
Res - \$300,000	Breakeven \$7 Franchise fee	\$ 2,735.25	\$ 2,903.48	\$ 168.23	\$ 168.00	\$ (0.23)	99.86%		6.15%	6.14%
Res -\$325,000		\$ 2,991.97	\$ 3,175.99	\$ 184.02	\$ 120.00	\$ (64.02)	65.21%		6.15%	4.01%
Res -\$350,000		\$ 3,249.64	\$ 3,449.51	\$ 199.87	\$ 120.00	\$ (79.87)	60.04%		6.15%	3.69%
Res - \$700,000		\$ 7,078.80	\$ 7,514.18	\$ 435.38	\$ 120.00	\$ (315.38)	27.56%		6.15%	1.70%
Res - \$800,000		\$ 8,258.60	\$ 8,766.54	\$ 507.94	\$ 120.00	\$ (387.94)	23.62%		6.15%	1.45%
Res - \$900,000		\$ 9,438.40	\$ 10,018.90	\$ 580.50	\$ 120.00	\$ (460.50)	20.67%		6.15%	1.27%
Res - \$1M		\$ 10,618.20	\$ 11,271.26	\$ 653.06	\$ 120.00	\$ (533.06)	18.38%	6.15%	1.13%	
Res - \$1.4M		\$ 15,160.90	\$ 16,093.36	\$ 932.46	\$ 120.00	\$ (812.46)	12.87%	6.15%	0.79%	

Tax levy amounts are based on 2020 certified tax levy and residential properties homesteaded Anoka Hennepin School District

From Anoka County: Value	Residential	Commercial/Ind/ Apt	Exempt	Public Utility	Total		Additional Income from Franchise Fee-Residential Only	Residential Only Add'l Income from Prop. Tax		
100,000 - 150,000	200	0	2	0	202	\$ 120.00	\$ 24,000.00	\$ 14,664.00	See Note Below	
150,001 - 175,000	311	9	0	0	320	\$ 120.00	\$ 37,320.00	\$ 27,713.21		
175,001-200,000	555	8	1	0	564	\$ 120.00	\$ 66,600.00	\$ 58,252.80		
200,001-224,000	792	2	1	0	795	\$ 120.00	\$ 95,040.00	\$ 95,127.12		
224,001-228,000	222	2	1	0	225	\$ 120.00	\$ 26,640.00	\$ 27,230.52		
228,001-238,500	731	1	1	0	733	\$ 120.00	\$ 87,720.00	\$ 94,503.68		
238,501-250,000	909	14	11	0	934	\$ 120.00	\$ 109,080.00	\$ 124,160.31		
250,001-262,000	707	14	11	0	732	\$ 120.00	\$ 84,840.00	\$ 101,906.98		
262,001-275,000	647	14	11	0	672	\$ 120.00	\$ 77,640.00	\$ 98,589.86		
275,001-300,000	1051	14	11	0	1076	\$ 120.00	\$ 126,120.00	\$ 176,809.73		
300,001-325,000	831	14	11	0	856	\$ 120.00	\$ 99,720.00	\$ 152,920.62		
325,001-350,000	591	14	11	0	616	\$ 120.00	\$ 70,920.00	\$ 118,123.17		
350,001-375,000	430	24	0	0	454	\$ 120.00	\$ 51,600.00	\$ 92,729.50		
375,001-400,000	322	24	0	0	346	\$ 120.00	\$ 38,640.00	\$ 74,546.22		
400,001-450,000	323	24	0	0	347	\$ 120.00	\$ 38,760.00	\$ 84,377.29		
450,001-500,000	134	24	0	0	158	\$ 120.00	\$ 16,080.00	\$ 38,893.50		
500,001-550,000	62	23	4	0	89	\$ 120.00	\$ 7,440.00	\$ 20,244.86		
550,001-600,000	52	75	11	0	138	\$ 120.00	\$ 6,240.00	\$ 18,866.12		
600,001-650,000	18	75	11	0	104	\$ 120.00	\$ 2,160.00	\$ 7,183.62		
650,001-700,000	18	75	11	0	104	\$ 120.00	\$ 2,160.00	\$ 7,836.84		
700,001-800,000	10	91	9	0	110	\$ 120.00	\$ 1,200.00	\$ 5,079.40		
800,000-900,000	8	75	11	0	94	\$ 120.00	\$ 960.00	\$ 4,644.00		
900,000-1M	6	75	11	0	92	\$ 120.00	\$ 720.00	\$ 3,918.36		
1.375M-1.385M	2	75	11	0	88	\$ 120.00	\$ 240.00	\$ 1,864.92		
5,000,000+ (Non-Residential)	0	13	5	0	18	\$ 120.00	\$ -			
Total	8932	779	156	0	9867		\$ 1,071,840.00	\$ 1,450,186.63	\$ 443,571.37	23.42%

Add'l Taxes to Commercial Based on \$1,893,758 road levy

Property Values				Residential Units/Parcels	% of Total Households	Total Franchise Fees	% of Residential FF Collected	Total Property Tax	% of \$1,893,758 million total
\$100,000-\$300,000	Breakeven with \$7 FF			6125	68.57%	\$ 735,000.00	48.9757%	\$ 818,958.21	43.25%
\$100,000-\$262,000	Breakeven with \$6 FF			4427	49.56%	\$ 531,240.00	35.3984%	\$ 543,558.62	28.70%
\$100,000-\$224,000	Breakeven with \$5 FF			1858	20.80%	\$ 222,960.00	14.8566%	\$ 195,757.13	10.34%

2019 Average Market Value: \$223,100 / 2020: \$238,500

2019 Median Market Value: \$213,500 2020: \$228,000

NOTE: market value exclusion (phased out after \$413,800) and whose tax capacity rate is 1% for the first \$500,000.

\$1,943,758 per year additional for roads \$12mo Franchise Fee vs Property Taxes \$1,893,758 (+500k already allocated from property tax: \$200,000 crackseal & \$300,000 to overlays/recon)

Value		**2020 levy amount	**2020 levy amount + additional \$1,893,750 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 \$1,893,758 million additional income	add'l property tax for roads instead of ff as percentage of 2020 levy	franchise fee as percentage of 2020 levy	
RESIDENTIAL VALUES:										
Res -\$150,000		\$ 1,192.07	\$ 1,265.39	\$ 73.32	\$ 144.00	\$ 70.68	196.40%	Breakeven point For a \$12/month franchise fee vs property tax is at a home value of \$262,000	12.08%	
Res -\$175,000		\$ 1,448.79	\$ 1,537.90	\$ 89.11	\$ 144.00	\$ 54.89	161.60%		9.94%	
Res -\$200,000		\$ 1,706.46	\$ 1,811.42	\$ 104.96	\$ 144.00	\$ 39.04	137.20%		8.44%	
Res -\$224,000	Breakeven \$5 Franchise fee	\$ 1,952.80	\$ 2,072.91	\$ 120.11	\$ 120.00	\$ (0.11)	99.91%		6.15%	6.15%
Res -\$228,000	Median Value	\$ 1,994.33	\$ 2,116.99	\$ 122.66	\$ 144.00	\$ 21.34	117.40%		6.15%	7.22%
Res -\$238,500	Average Value	\$ 2,101.93	\$ 2,231.21	\$ 129.28	\$ 144.00	\$ 14.72	111.39%		6.15%	6.85%
Res -\$250,000		\$ 2,220.86	\$ 2,357.45	\$ 136.59	\$ 144.00	\$ 7.41	105.42%		6.15%	6.48%
Res -\$262,000	Breakeven \$6 Franchise fee	\$ 2,343.55	\$ 2,487.69	\$ 144.14	\$ 144.00	\$ (0.14)	99.90%		6.15%	6.14%
Res -\$275,000		\$ 2,477.58	\$ 2,629.96	\$ 152.38	\$ 144.00	\$ (8.38)	94.50%		6.15%	5.81%
Res -\$300,000	Breakeven \$7 Franchise fee	\$ 2,735.25	\$ 2,903.48	\$ 168.23	\$ 168.00	\$ (0.23)	99.86%		6.15%	6.14%
Res -\$325,000		\$ 2,991.97	\$ 3,175.99	\$ 184.02	\$ 144.00	\$ (40.02)	78.25%		6.15%	4.81%
Res -\$350,000		\$ 3,249.64	\$ 3,449.51	\$ 199.87	\$ 144.00	\$ (55.87)	72.05%		6.15%	4.43%
Res -\$375,000		\$ 3,506.37	\$ 3,722.02	\$ 215.65	\$ 144.00	\$ (71.65)	66.77%		6.15%	4.11%
Res -\$400,000		\$ 3,764.03	\$ 3,995.54	\$ 231.51	\$ 144.00	\$ (87.51)	62.20%		6.15%	3.83%
Res -\$450,000		\$ 4,247.28	\$ 4,508.51	\$ 261.23	\$ 144.00	\$ (117.23)	55.12%		6.15%	3.39%
Res -\$500,000		\$ 4,719.20	\$ 5,009.45	\$ 290.25	\$ 144.00	\$ (146.25)	49.61%		6.15%	3.05%
Res -\$550,000		\$ 5,309.10	\$ 5,635.63	\$ 326.53	\$ 144.00	\$ (182.53)	44.10%		6.15%	2.71%
Res -\$600,000		\$ 5,899.00	\$ 6,261.81	\$ 362.81	\$ 144.00	\$ (218.81)	39.69%		6.15%	2.44%
Res -\$650,000		\$ 6,488.90	\$ 6,887.99	\$ 399.09	\$ 144.00	\$ (255.09)	36.08%		6.15%	2.22%
Res -\$700,000		\$ 7,078.80	\$ 7,514.18	\$ 435.38	\$ 144.00	\$ (291.38)	33.07%		6.15%	2.03%
Res -\$800,000		\$ 8,258.60	\$ 8,766.54	\$ 507.94	\$ 144.00	\$ (363.94)	28.35%	6.15%	1.74%	
Res -\$900,000		\$ 9,438.40	\$ 10,018.90	\$ 580.50	\$ 144.00	\$ (436.50)	24.81%	6.15%	1.53%	
Res -\$1M		\$ 10,618.20	\$ 11,271.26	\$ 653.06	\$ 144.00	\$ (509.06)	22.05%	6.15%	1.36%	
Res -\$1.4M		\$ 15,160.90	\$ 16,093.36	\$ 932.46	\$ 144.00	\$ (788.46)	15.44%	6.15%	0.95%	

Tax levy amounts are based on 2020 certified tax levy and residential properties homesteaded Anoka Hennepin School District

From Anoka County: Value	Residential	Commercial/Ind/Apt	Exempt	Public Utility	Total		Additional Income from Franchise Fee-Residential Only	Residential Only - Add'l Income from Prop. Tax		
100,000 - 150,000	200	0	2	0	202	\$ 144.00	\$ 28,800.00	\$ 14,664.00	See Note Below	
150,001 - 175,000	311	9	0	0	320	\$ 144.00	\$ 44,784.00	\$ 27,713.21		
175,001-200,000	555	8	1	0	564	\$ 144.00	\$ 79,920.00	\$ 58,252.80		
200,001-224,000	792	2	1	0	795	\$ 144.00	\$ 114,048.00	\$ 95,127.12		
224,001-228,000	222	2	1	0	225	\$ 144.00	\$ 31,968.00	\$ 27,230.52		
228,001-238,500	731	1	1	0	733	\$ 144.00	\$ 105,264.00	\$ 94,503.68		
238,501-250,000	909	14	11	0	934	\$ 144.00	\$ 130,896.00	\$ 124,160.31		
250,001-262,000	707	14	11	0	732	\$ 144.00	\$ 101,808.00	\$ 101,906.98		
262,001-275,000	647	14	11	0	672	\$ 144.00	\$ 93,168.00	\$ 98,589.86		
275,001-300,000	1051	14	11	0	1076	\$ 144.00	\$ 151,344.00	\$ 176,809.73		
300,001-325,000	831	14	11	0	856	\$ 144.00	\$ 119,664.00	\$ 152,920.62		
325,001-350,000	591	14	11	0	616	\$ 144.00	\$ 85,104.00	\$ 118,123.17		
350,001-375,000	430	24	0	0	454	\$ 144.00	\$ 61,920.00	\$ 92,729.50		
375,001-400,000	322	24	0	0	346	\$ 144.00	\$ 46,368.00	\$ 74,546.22		
400,001-450,000	323	24	0	0	347	\$ 144.00	\$ 46,512.00	\$ 84,377.29		
450,001-500,000	134	24	0	0	158	\$ 144.00	\$ 19,296.00	\$ 38,893.50		
500,001-550,000	62	23	4	0	89	\$ 144.00	\$ 8,928.00	\$ 20,244.86		
550,001-600,000	52	75	11	0	138	\$ 144.00	\$ 7,488.00	\$ 18,866.12		
600,001-650,000	18	75	11	0	104	\$ 144.00	\$ 2,592.00	\$ 7,183.62		
650,001-700,000	18	75	11	0	104	\$ 144.00	\$ 2,592.00	\$ 7,836.84		
700,001-800,000	10	91	9	0	110	\$ 144.00	\$ 1,440.00	\$ 5,079.40		
800,000-900,000	8	75	11	0	94	\$ 144.00	\$ 1,152.00	\$ 4,644.00		
900,000-1M	6	75	11	0	92	\$ 144.00	\$ 864.00	\$ 3,918.36		
1.375M-1.385M	2	75	11	0	88	\$ 144.00	\$ 288.00	\$ 1,864.92		
5,000,000+ (Non-Residential)	0	13	5	0	18	\$ 144.00	\$ -	\$ -		
Total	8932	779	156	0	9867		\$ 1,286,208.00	\$ 1,450,186.63	\$ 443,571.37	23.42%

Add'l Taxes to Commercial Based on \$1,893,758 road levy

Property Values		Residential Units/Parcels	% of Total Households	Total Franchise Fees	% of Residential FF Collected	Total Property Tax	% of \$1,893,758 million total
\$100,000-\$300,000	Breakeven with \$7 FF	6125	68.57%	\$ 882,000.00	58.7708%	\$ 818,958.21	43.25%
\$100,000-\$262,000	Breakeven with \$6 FF	4427	49.56%	\$ 637,488.00	42.4781%	\$ 543,558.62	28.70%
\$100,000-\$224,000	Breakeven with \$5 FF	1858	20.80%	\$ 267,552.00	17.8280%	\$ 195,757.13	10.34%

2019 Average Market Value: \$223,100 / 2020: \$238,500

2019 Median Market Value: \$213,500

2020: \$228,000

NOTE: market value exclusion (phased out after \$413,800) and whose tax capacity rate is 1% for the first \$500,000.

\$1,943,758 per year additional for roads \$14mo Franchise Fee vs Property Taxes \$1,893,758 (+500k already allocated from property tax: \$200,000 crackseal & \$300,000 to overlays/recon

Value		**2020 levy amount	**2020 levy amount + additional \$1,893,750 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 \$1,893,758 million additional income		add'l property tax for roads instead of ff as percentage of 2020 levy	franchise fee as percentage of 2020 levy
RESIDENTIAL VALUES:										
Res -\$150,000		\$ 1,192.07	\$ 1,265.39	\$ 73.32	\$ 168.00	\$ 94.68	229.13%	Breakeven point For a \$14/month franchise fee vs property tax is at a home value of \$300,000	6.15%	14.09%
Res -\$175,000		\$ 1,448.79	\$ 1,537.90	\$ 89.11	\$ 168.00	\$ 78.89	188.53%		6.15%	11.60%
Res - \$200,000		\$ 1,706.46	\$ 1,811.42	\$ 104.96	\$ 168.00	\$ 63.04	160.06%		6.15%	9.84%
Res -\$224,000	Breakeven \$5 Franchise fee	\$ 1,952.80	\$ 2,072.91	\$ 120.11	\$ 120.00	\$ (0.11)	99.91%		6.15%	6.15%
Res -\$228,000	Median Value	\$ 1,994.33	\$ 2,116.99	\$ 122.66	\$ 168.00	\$ 45.34	136.96%		6.15%	8.42%
Res -\$238,500	Average Value	\$ 2,101.93	\$ 2,231.21	\$ 129.28	\$ 168.00	\$ 38.72	129.95%		6.15%	7.99%
Res -\$250,000		\$ 2,220.86	\$ 2,357.45	\$ 136.59	\$ 168.00	\$ 31.41	123.00%		6.15%	7.56%
Res -\$262,000	Breakeven \$6 Franchise fee	\$ 2,343.55	\$ 2,487.69	\$ 144.14	\$ 144.00	\$ (0.14)	99.90%		6.15%	6.14%
Res -\$275,000		\$ 2,477.58	\$ 2,629.96	\$ 152.38	\$ 168.00	\$ 15.62	110.25%		6.15%	6.78%
Res - \$300,000	Breakeven \$7 Franchise fee	\$ 2,735.25	\$ 2,903.48	\$ 168.23	\$ 168.00	\$ (0.23)	99.86%		6.15%	6.14%
Res -\$325,000		\$ 2,991.97	\$ 3,175.99	\$ 184.02	\$ 168.00	\$ (16.02)	91.29%		6.15%	5.62%
Res -\$350,000		\$ 3,249.64	\$ 3,449.51	\$ 199.87	\$ 168.00	\$ (31.87)	84.05%		6.15%	5.17%
Res -\$375,000		\$ 3,506.37	\$ 3,722.02	\$ 215.65	\$ 168.00	\$ (47.65)	77.90%		6.15%	4.79%
Res - \$400,000		\$ 3,764.03	\$ 3,995.54	\$ 231.51	\$ 168.00	\$ (63.51)	72.57%		6.15%	4.46%
Res - \$450,000		\$ 4,247.28	\$ 4,508.51	\$ 261.23	\$ 168.00	\$ (93.23)	64.31%		6.15%	3.96%
Res - \$500,000		\$ 4,719.20	\$ 5,009.45	\$ 290.25	\$ 168.00	\$ (122.25)	57.88%		6.15%	3.56%
Res - \$550,000		\$ 5,309.10	\$ 5,635.63	\$ 326.53	\$ 168.00	\$ (158.53)	51.45%		6.15%	3.16%
Res - \$600,000		\$ 5,899.00	\$ 6,261.81	\$ 362.81	\$ 168.00	\$ (194.81)	46.31%		6.15%	2.85%
Res - \$650,000		\$ 6,488.90	\$ 6,887.99	\$ 399.09	\$ 168.00	\$ (231.09)	42.10%		6.15%	2.59%
Res - \$700,000		\$ 7,078.80	\$ 7,514.18	\$ 435.38	\$ 168.00	\$ (267.38)	38.59%		6.15%	2.37%
Res - \$800,000		\$ 8,258.60	\$ 8,766.54	\$ 507.94	\$ 168.00	\$ (339.94)	33.07%	6.15%	2.03%	
Res - \$900,000		\$ 9,438.40	\$ 10,018.90	\$ 580.50	\$ 168.00	\$ (412.50)	28.94%	6.15%	1.78%	
Res - \$1M		\$ 10,618.20	\$ 11,271.26	\$ 653.06	\$ 168.00	\$ (485.06)	25.73%	6.15%	1.58%	
Res - \$1.4M		\$ 15,160.90	\$ 16,093.36	\$ 932.46	\$ 168.00	\$ (764.46)	18.02%	6.15%	1.11%	

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175,0001-200,000	555	8	1	0	564	\$ 168.00	\$ 93,240.00	\$ 58,252.80		
200,001-224,000	792	2	1	0	795	\$ 168.00	\$ 133,056.00	\$ 95,127.12		
224,001-228,000	222	2	1	0	225	\$ 168.00	\$ 37,296.00	\$ 27,230.52		
228,001-238,500	731	1	1	0	733	\$ 168.00	\$ 122,808.00	\$ 94,503.68		
238,501-250,000	909	14	11	0	934	\$ 168.00	\$ 152,712.00	\$ 124,160.31		
250,001-262,000	707	14	11	0	732	\$ 168.00	\$ 118,776.00	\$ 101,906.98		
262,001-275,000	647	14	11	0	672	\$ 168.00	\$ 108,696.00	\$ 98,589.86		
275,001-300,000	1051	14	11	0	1076	\$ 168.00	\$ 176,568.00	\$ 176,809.73		
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375,001-400,000	322	24	0	0	346	\$ 168.00	\$ 54,096.00	\$ 74,546.22		
400,001-450,000	323	24	0	0	347	\$ 168.00	\$ 54,264.00	\$ 84,377.29		
450,001-500,000	134	24	0	0	158	\$ 168.00	\$ 22,512.00	\$ 38,893.50		
500,001-550,000	62	23	4	0	89	\$ 168.00	\$ 10,416.00	\$ 20,244.86		
550,001-600,000	52	75	11	0	138	\$ 168.00	\$ 8,736.00	\$ 18,866.12		
600,001-650,000	18	75	11	0	104	\$ 168.00	\$ 3,024.00	\$ 7,183.62		
650,001-700,000	18	75	11	0	104	\$ 168.00	\$ 3,024.00	\$ 7,836.84		
700,001-800,000	10	91	9	0	110	\$ 168.00	\$ 1,680.00	\$ 5,079.40		
800,000-900,000	8	75	11	0	94	\$ 168.00	\$ 1,344.00	\$ 4,644.00		
900,000-1M	6	75	11	0	92	\$ 168.00	\$ 1,008.00	\$ 3,918.36		
1.375M-1.385M	2	75	11	0	88	\$ 168.00	\$ 336.00	\$ 1,864.92		
5,000,000+ (Non-Residential)	0	13	5	0	18	\$ 168.00	\$ -	\$ -		
Total	8932	779	156	0	9867		\$ 1,500,576.00	\$ 1,450,186.63	\$ 443,571.37	23.42%

Add'l Taxes to Commercial Based on \$1,893,758 road levy

Property Values		Residential Units/Parcels	% of Total Households	Total Franchise Fees	% of Residential FF Collected	Total Property Tax	% of \$1,893,758 million total
\$100,000-\$300,000	Breakeven with \$7 FF	6125	68.57%	\$ 1,029,000.00	68.5660%	\$ 818,958.21	43.25%
\$100,000-\$262,000	Breakeven with \$6 FF	4427	49.56%	\$ 743,736.00	49.5578%	\$ 543,558.62	28.70%
\$100,000-\$224,000	Breakeven with \$5 FF	1858	20.80%	\$ 312,144.00	20.7993%	\$ 195,757.13	10.34%

2019 Average Market Value: \$223,100 / 2020: \$238,500 2019 Median Market Value: \$213,500 2020: \$228,000

NOTE: market value exclusion (phased out after \$413,800) and whose tax capacity rate is 1% for the first \$500,000.