

**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
\$ 137,300	\$ 112,417	\$ 1,081	\$ 454	\$ 150,900	\$ 127,241	\$ 1,214	\$ 503	\$ 50	10.95%
\$ 169,000	\$ 146,970	\$ 1,414	\$ 593	\$ 183,500	\$ 162,775	\$ 1,553	\$ 644	\$ 51	8.57%
\$ 179,300	\$ 146,970	\$ 1,522	\$ 638	\$ 192,000	\$ 172,040	\$ 1,641	\$ 680	\$ 42	6.59%
\$ 208,600 *	\$ 190,134	\$ 1,829	\$ 767	\$ 215,900	\$ 198,091	\$ 1,890	\$ 784	\$ 17	2.16%
\$ 211,500 **	\$ 193,295	\$ 1,860	\$ 780	\$ 234,100	\$ 217,929	\$ 2,079	\$ 862	\$ 82	10.51%
\$ 221,800	\$ 204,522	\$ 1,968	\$ 825	\$ 236,500	\$ 220,545	\$ 2,104	\$ 872	\$ 47	5.71%
\$ 228,900	\$ 212,261	\$ 2,043	\$ 857	\$ 247,800	\$ 232,862	\$ 2,222	\$ 921	\$ 65	7.55%
\$ 258,100	\$ 212,261	\$ 2,349	\$ 985	\$ 269,300	\$ 256,297	\$ 2,446	\$ 1,014	\$ 29	2.94%
\$ 279,300	\$ 267,197	\$ 2,571	\$ 1,078	\$ 283,200	\$ 271,448	\$ 2,590	\$ 1,074	\$ (5)	-0.42%
\$ 300,900	\$ 290,740	\$ 2,797	\$ 1,173	\$ 320,300	\$ 311,887	\$ 2,976	\$ 1,234	\$ 61	5.19%
\$ 300,800	\$ 290,632	\$ 2,796	\$ 1,173	\$ 317,100	\$ 308,399	\$ 2,943	\$ 1,220	\$ 47	4.04%
\$ 337,200	\$ 330,308	\$ 3,178	\$ 1,333	\$ 354,300	\$ 348,947	\$ 3,329	\$ 1,380	\$ 47	3.56%
\$ 407,700	\$ 407,153	\$ 3,918	\$ 1,643	\$ 395,000	\$ 393,310	\$ 3,753	\$ 1,556	\$ (87)	-5.31%
\$ 439,000	\$ 439,000	\$ 4,224	\$ 1,772	\$ 450,600	\$ 450,600	\$ 4,300	\$ 1,783	\$ 11	0.63%
\$ 502,500	\$ 502,500	\$ 4,840	\$ 2,030	\$ 561,500	\$ 561,500	\$ 5,505	\$ 2,282	\$ 252	12.42%

House Market Value	Total Tax	House Value Increase	Total Tax % Increase
		9.91%	12.24%
		8.58%	9.84%
		7.08%	7.83%
		3.50%	3.35%
		10.69%	11.80%
		6.63%	6.94%
		8.26%	8.80%
		4.34%	4.13%
		1.40%	0.74%
		6.45%	6.41%
		5.42%	5.25%
		5.07%	4.76%
		-3.12%	-4.21%
		2.64%	1.80%
		11.74%	13.73%

	0.0095418	0.41462	0.003956
127,241.00	1214	503	503
162,775.00	1553	644	644
172,040.00	1642	681	681
198,091.00	1890	784	784
217,929.00	2079	862	862
220,545.00	2104	873	872
232,862.00	2222	921	921
256,297.00	2446	1014	1014
271,448.00	2590	1074	1074
311,887.00	2976	1234	1234
308,399.00	2943	1220	1220
348,947.00	3330	1381	1380
393,310.00	3753	1556	1556
450,600.00	4300	1783	1783
561,500.00	5358	2221	2221

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