

Proposed Property Taxes - Tax Capacity Based Only
 (Holds County & Anoka Henn School Levies constant with 2021 levels)

OPTION 1 2022 Proposed GF Levy Increase of \$608,165 (5.45%) or \$688,666 (5.29%) Overall/ No Road Funding

OPTION 2 2022 Proposed GF Levy Increase of \$608,165 (5.45%)/ 15% road levy or \$2,361,893 (18.15%) Overall

OPTION 3 2022 Proposed GF Levy Increase of \$557,742 (5.00%)/ 15% road levy or \$2,311,471 (17.77) Overall) - CM Heineman's Proposal

						#1 Option	#2 Option	#3 Option										
2021 House Market Value	RESIDENTIAL 2021 House Tax Value	2021 39.25% (Tax Cap. Based Only)	2021 City Portion of Taxes (A)	2022 House Market Value	2022 House Tax Value After Mkt Value Excl	5.45% GF Levy Increase 37.70% Tax Cap	5.45% GF Levy & 15% Road 43.11% Tax Cap	5% GF Levy & 15% Road 42.94% Tax Cap	#1 Option 42.05% City Portion of Taxes (B)	#2 Option 45.35% City Portion of Taxes (B)	#3 Option 45.25% City Portion of Taxes (B)	#1 Option City Portion Increase Over 2021	#2 Option City Portion Increase Over 2021	#3 Option City Portion Increase Over 2021	House Tax Market Value Increase	#1 Option Total Tax % Increase	#2 Option Total Tax % Increase	#3 Option Total Tax % Increase
\$ 146,700	\$ 122,663	\$ 1,119	\$ 482	\$ 159,600	\$ 136,724	\$ 1,226	\$ 1,299	\$ 1,297	\$ 515	\$ 589	\$ 587	\$ 34	\$ 108	\$ 105	11.46%	9.51%	16.12%	15.92%
\$ 202,600	\$ 183,594	\$ 1,675	\$ 721	\$ 218,500	\$ 200,925	\$ 1,801	\$ 1,910	\$ 1,907	\$ 757	\$ 866	\$ 863	\$ 37	\$ 145	\$ 142	9.44%	7.56%	14.05%	13.85%
\$ 218,200	\$ 200,598	\$ 1,830	\$ 787	\$ 210,100	\$ 191,769	\$ 1,720	\$ 1,823	\$ 1,820	\$ 723	\$ 827	\$ 824	\$ (64)	\$ 39	\$ 36	-4.40%	-6.02%	-0.35%	-0.52%
\$ 229,700	\$ 213,133	\$ 1,944	\$ 836	\$ 249,900	\$ 235,151	\$ 2,109	\$ 2,236	\$ 2,232	\$ 887	\$ 1,014	\$ 1,010	\$ 50	\$ 177	\$ 174	10.33%	8.49%	15.04%	14.84%
\$ 235,700	\$ 219,673	\$ 2,004	\$ 862	\$ 251,400	\$ 236,786	\$ 2,123	\$ 2,251	\$ 2,247	\$ 893	\$ 1,021	\$ 1,017	\$ 30	\$ 158	\$ 155	7.79%	5.95%	12.34%	12.15%
\$ 242,200	\$ 226,758	\$ 2,069	\$ 890	\$ 254,500	\$ 240,165	\$ 2,153	\$ 2,283	\$ 2,279	\$ 905	\$ 1,035	\$ 1,031	\$ 15	\$ 145	\$ 141	5.91%	4.10%	10.39%	10.20%
\$ 247,200	\$ 232,208	\$ 2,118	\$ 911	\$ 265,900	\$ 252,591	\$ 2,265	\$ 2,401	\$ 2,397	\$ 952	\$ 1,089	\$ 1,085	\$ 41	\$ 177	\$ 173	8.78%	6.93%	13.38%	13.19%
\$ 252,600	\$ 238,094	\$ 2,172	\$ 935	\$ 265,600	\$ 252,264	\$ 2,262	\$ 2,398	\$ 2,394	\$ 951	\$ 1,088	\$ 1,083	\$ 17	\$ 153	\$ 149	5.95%	4.16%	10.44%	10.25%
\$ 261,800	\$ 248,122	\$ 2,263	\$ 974	\$ 280,300	\$ 268,287	\$ 2,405	\$ 2,550	\$ 2,546	\$ 1,011	\$ 1,157	\$ 1,152	\$ 38	\$ 183	\$ 178	8.13%	6.30%	12.71%	12.52%
\$ 271,300	\$ 258,477	\$ 2,358	\$ 1,015	\$ 292,200	\$ 281,258	\$ 2,522	\$ 2,674	\$ 2,699	\$ 1,060	\$ 1,213	\$ 1,222	\$ 46	\$ 198	\$ 207	8.81%	6.97%	13.42%	14.50%
\$ 272,600	\$ 259,894	\$ 2,370	\$ 1,020	\$ 294,400	\$ 283,656	\$ 2,543	\$ 2,697	\$ 2,692	\$ 1,069	\$ 1,223	\$ 1,218	\$ 49	\$ 203	\$ 198	9.14%	7.30%	13.77%	13.58%
\$ 284,800	\$ 273,192	\$ 2,492	\$ 1,072	\$ 306,300	\$ 296,627	\$ 2,659	\$ 2,820	\$ 2,815	\$ 1,118	\$ 1,279	\$ 1,274	\$ 46	\$ 206	\$ 201	8.58%	6.72%	13.15%	12.96%
\$ 290,100	\$ 278,969	\$ 2,545	\$ 1,095	\$ 311,900	\$ 302,731	\$ 2,714	\$ 2,878	\$ 2,873	\$ 1,141	\$ 1,305	\$ 1,300	\$ 46	\$ 210	\$ 205	8.52%	6.65%	13.08%	12.89%
\$ 305,300	\$ 296,212	\$ 2,695	\$ 1,160	\$ 327,300	\$ 320,273	\$ 2,864	\$ 3,037	\$ 3,032	\$ 1,204	\$ 1,377	\$ 1,372	\$ 45	\$ 217	\$ 212	8.12%	6.28%	12.69%	12.50%
\$ 317,200	\$ 308,508	\$ 2,814	\$ 1,211	\$ 341,200	\$ 334,668	\$ 3,001	\$ 3,182	\$ 3,176	\$ 1,262	\$ 1,443	\$ 1,437	\$ 51	\$ 232	\$ 226	8.48%	6.64%	13.08%	12.88%
\$ 369,800	\$ 365,842	\$ 3,336	\$ 1,436	\$ 403,700	\$ 402,793	\$ 3,611	\$ 3,829	\$ 3,822	\$ 1,518	\$ 1,736	\$ 1,730	\$ 83	\$ 301	\$ 294	10.10%	8.24%	14.77%	14.57%
\$ 382,200	\$ 379,358	\$ 3,460	\$ 1,489	\$ 411,700	\$ 411,513	\$ 3,689	\$ 3,912	\$ 3,905	\$ 1,551	\$ 1,774	\$ 1,767	\$ 62	\$ 285	\$ 278	8.48%	6.61%	13.04%	12.85%
\$ 397,600	\$ 396,144	\$ 3,613	\$ 1,555	\$ 419,000	\$ 419,000	\$ 3,756	\$ 3,983	\$ 3,976	\$ 1,579	\$ 1,806	\$ 1,799	\$ 25	\$ 251	\$ 245	5.77%	3.98%	10.25%	10.06%
\$ 416,800	\$ 416,800	\$ 3,801	\$ 1,636	\$ 437,400	\$ 437,400	\$ 3,921	\$ 4,158	\$ 4,151	\$ 1,649	\$ 1,885	\$ 1,878	\$ 13	\$ 249	\$ 242	4.94%	3.15%	9.38%	9.19%
\$ 419,100	\$ 419,100	\$ 3,822	\$ 1,645	\$ 453,200	\$ 453,200	\$ 4,063	\$ 4,308	\$ 4,301	\$ 1,708	\$ 1,954	\$ 1,946	\$ 63	\$ 309	\$ 301	8.14%	6.29%	12.71%	12.51%
\$ 441,800	\$ 441,800	\$ 4,029	\$ 1,734	\$ 477,800	\$ 477,800	\$ 4,284	\$ 4,542	\$ 4,534	\$ 1,801	\$ 2,060	\$ 2,052	\$ 67	\$ 325	\$ 318	8.15%	6.31%	12.72%	12.53%
\$ 579,000	\$ 579,000	\$ 5,535	\$ 2,382	\$ 617,500	\$ 617,500	\$ 5,800	\$ 6,150	\$ 6,139	\$ 2,439	\$ 2,789	\$ 2,778	\$ 57	\$ 407	\$ 396	6.65%	4.78%	11.10%	10.91%

House Values Noted in black are from actual 2021 data. (A) City Portion of taxes for 2021 calculates to 43.036%

(B) City Portion of taxes for 2022 calculates to 42.048%/45.346%/45.252%

* Median Market Value home was \$261,800 (\$248,122 Tax Capacity Value) for pay 2021 and \$280,300 (\$268,287 Tax Capacity) for pay 2022

** Average Value home was \$272,600 (\$259,894 tax capacity value) for pay 2021 and \$294,400 (\$283,656 Tax Capacity Value) for pay 2022

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OPTION 3 2022 Proposed GF Levy Increase of \$557,742 (5.00%)/ 15% road levy or \$2,311,471 (17.77% Overall) - CM Heineman's Proposal

COMMERCIAL 2021 Valuation	2021 39.25% (Tax Capacity Based Only)	2021 City Portion of Taxes (A)	2022 Commerical Value	OPTION 1 5.45% GF Levy Increase 37.70% Tax Cap	OPTION 2 5.45% GF Levy & 15% Road 43.11% Tax Cap	OPTION 3 5% GF Levy & 15% Road 42.94% Tax Cap	OPTION 1 2022 City Portion of Taxes (B)	OPTION 2 2022 City Portion of Taxes (B)	OPTION 3 2022 City Portion of Taxes (B)	OPTION 1 2022 City Portion Increase Over 2021	OPTION 2 2022 City Portion Increase Over 2021	OPTION 3 2022 City Portion Increase Over 2021	Commercial Tax Market Value Increase	#1 Option Total Tax % Increase	#2 Option Total Tax % Increase	#3 Option Total Tax % Increase
\$ 686,200	\$ 7,423	\$ 3,195	\$ 741,600	\$ 7,920	\$ 8,398	\$ 8,383	\$ 3,330	\$ 3,808	\$ 3,794	\$ 135	\$ 613	\$ 599	8.07%	6.69%	13.13%	12.93%
\$ 2,820,300	\$ 31,845	\$ 13,705	\$ 2,890,000	\$ 32,086	\$ 34,021	\$ 33,963	\$ 13,491	\$ 15,427	\$ 15,369	\$ (213)	\$ 1,723	\$ 1,664	2.47%	0.76%	6.84%	6.65%
\$ 2,384,100	\$ 26,852	\$ 11,556	\$ 3,123,800	\$ 34,716	\$ 36,810	\$ 36,747	\$ 14,597	\$ 16,692	\$ 16,629	\$ 3,041	\$ 5,136	\$ 5,073	31.03%	29.29%	37.09%	36.85%
\$ 3,394,400	\$ 38,414	\$ 16,532	\$ 3,525,500	\$ 39,234	\$ 41,602	\$ 41,530	\$ 16,497	\$ 18,865	\$ 18,793	\$ (35)	\$ 2,333	\$ 2,261	3.86%	2.14%	8.30%	8.11%
\$ 4,520,400	\$ 51,299	\$ 22,077	\$ 4,741,000	\$ 52,906	\$ 56,098	\$ 56,002	\$ 22,246	\$ 25,438	\$ 25,342	\$ 169	\$ 3,361	\$ 3,265	4.88%	3.13%	9.36%	9.17%
\$ 6,464,300	\$ 73,543	\$ 31,650	\$ 6,699,400	\$ 74,935	\$ 79,456	\$ 79,320	\$ 31,509	\$ 36,030	\$ 35,894	\$ (141)	\$ 4,380	\$ 4,244	3.64%	1.89%	8.04%	7.85%
\$ 13,802,100	\$ 157,512	\$ 67,787	\$ 14,092,700	\$ 158,097	\$ 167,635	\$ 167,348	\$ 66,477	\$ 76,016	\$ 75,728	\$ (1,310)	\$ 8,229	\$ 7,941	2.11%	0.37%	6.43%	6.24%

Commercial Values Noted in black are from actual tax statements

(A) City Portion of taxes for 2021 calculates to 43.036%

(B) City Portion of taxes for 2022 calculates to 42.048%/45.346%/45.252%

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