

**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 \$557,742 (5.00%)/\$0 Road Levy/ \$688,666 (5.29%) Overall)

OPTION 2 2022 Proposed GF Levy Increase of \$557,742 (5.00%)/ 17% (\$1.9M) road levy/ \$2,538,243 (19.51%) Overall)

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

RESIDENTIAL		2021	2021	2022	2022	#1 Option	#2 Option	#3 Option	#1 Option	#2 Option	#3 Option	#1 Option	#2 Option	#3 Option	House	#1 Option	#2 Option	#3 Option
2021	2021	2021	2021	2022	2022	5.00% GF	OPTION 2	OPTION 3	#1 Option	#2 Option	#3 Option	#1 Option	#2 Option	#3 Option	Tax Market	#1 Option	#2 Option	#3 Option
House	House	(Tax Cap.	City	House	House	Levy	OPTION 2	OPTION 3	41.94%	45.67%	45.25%	Increase	Increase	Increase	Value	City Portion	City Portion	City Portion
Market Value	Market Value	Based Only)	Portion of	Market	Market	Increase	LEVY of \$1.9M	LEVY of \$1.673	City	City	City	Over	Over	Over	Increase	Tax	Tax	Tax
Excl	Excl		Taxes (A)	Value	Value	37.53%	43.68%	42.94%	Portion of	Portion of	Portion of	2021	2021	2021	% Increase	% Increase	% Increase	% Increase
						Tax Cap	Tax Cap	Tax Cap	Taxes (B)	Taxes (B)	Taxes (B)							
\$ 146,700	\$ 122,663	\$ 1,119	\$ 482	\$ 159,600	\$ 136,724	\$ 1,223	\$ 1,307	\$ 1,297	\$ 513	\$ 597	\$ 587	\$ 31	\$ 115	\$ 105	11.46%	6.54%	23.97%	21.89%
\$ 202,600	\$ 183,594	\$ 1,675	\$ 721	\$ 218,500	\$ 200,925	\$ 1,798	\$ 1,921	\$ 1,907	\$ 754	\$ 877	\$ 863	\$ 33	\$ 157	\$ 142	9.44%	4.64%	21.76%	19.71%
\$ 218,200	\$ 200,598	\$ 1,830	\$ 787	\$ 210,100	\$ 191,769	\$ 1,716	\$ 1,834	\$ 1,820	\$ 720	\$ 838	\$ 824	\$ (67)	\$ 50	\$ 36	-4.40%	-8.57%	6.39%	4.61%
\$ 229,700	\$ 213,133	\$ 1,944	\$ 836	\$ 249,900	\$ 235,151	\$ 2,105	\$ 2,249	\$ 2,232	\$ 883	\$ 1,027	\$ 1,010	\$ 46	\$ 191	\$ 174	10.33%	5.54%	22.81%	20.75%
\$ 235,700	\$ 219,673	\$ 2,004	\$ 862	\$ 251,400	\$ 236,786	\$ 2,119	\$ 2,265	\$ 2,247	\$ 889	\$ 1,034	\$ 1,017	\$ 26	\$ 172	\$ 155	7.79%	3.07%	19.93%	17.92%
\$ 242,200	\$ 226,758	\$ 2,069	\$ 890	\$ 254,500	\$ 240,165	\$ 2,150	\$ 2,297	\$ 2,279	\$ 902	\$ 1,049	\$ 1,031	\$ 11	\$ 159	\$ 141	5.91%	1.28%	17.85%	15.87%
\$ 247,200	\$ 232,208	\$ 2,118	\$ 911	\$ 265,900	\$ 252,591	\$ 2,260	\$ 2,416	\$ 2,397	\$ 948	\$ 1,103	\$ 1,085	\$ 37	\$ 192	\$ 173	8.78%	4.03%	21.05%	19.02%
\$ 252,600	\$ 238,094	\$ 2,172	\$ 935	\$ 265,600	\$ 252,264	\$ 2,258	\$ 2,413	\$ 2,394	\$ 947	\$ 1,102	\$ 1,083	\$ 12	\$ 167	\$ 149	5.95%	1.33%	17.91%	15.93%
<b>\$ 261,800</b>	<b>\$ 248,122</b>	<b>\$ 2,263</b>	<b>\$ 974</b>	<b>\$ 280,300</b>	<b>\$ 268,287</b>	<b>\$ 2,401</b>	<b>\$ 2,566</b>	<b>\$ 2,546</b>	<b>\$ 1,007</b>	<b>\$ 1,172</b>	<b>\$ 1,152</b>	<b>\$ 33</b>	<b>\$ 198</b>	<b>\$ 178</b>	<b>8.13%</b>	3.41%	20.33%	18.31%
\$ 271,300	\$ 258,477	\$ 2,358	\$ 1,015	\$ 292,200	\$ 281,258	\$ 2,517	\$ 2,690	\$ 2,669	\$ 1,056	\$ 1,229	\$ 1,208	\$ 41	\$ 214	\$ 193	8.81%	4.06%	21.09%	19.06%
<b>\$ 272,600</b>	<b>\$ 259,894</b>	<b>\$ 2,370</b>	<b>\$ 1,020</b>	<b>\$ 294,400</b>	<b>\$ 283,656</b>	<b>\$ 2,539</b>	<b>\$ 2,713</b>	<b>\$ 2,692</b>	<b>\$ 1,065</b>	<b>\$ 1,239</b>	<b>\$ 1,218</b>	<b>\$ 45</b>	<b>\$ 219</b>	<b>\$ 198</b>	<b>9.14%</b>	<b>4.38%</b>	<b>21.46%</b>	<b>19.42%</b>
\$ 284,800	\$ 273,192	\$ 2,492	\$ 1,072	\$ 306,300	\$ 296,627	\$ 2,654	\$ 2,836	\$ 2,815	\$ 1,113	\$ 1,295	\$ 1,274	\$ 41	\$ 223	\$ 201	8.58%	3.82%	20.80%	18.78%
\$ 290,100	\$ 278,969	\$ 2,545	\$ 1,095	\$ 311,900	\$ 302,731	\$ 2,709	\$ 2,895	\$ 2,873	\$ 1,136	\$ 1,322	\$ 1,300	\$ 41	\$ 227	\$ 205	8.52%	3.75%	20.73%	18.70%
\$ 305,300	\$ 296,212	\$ 2,695	\$ 1,160	\$ 327,300	\$ 320,273	\$ 2,859	\$ 3,055	\$ 3,032	\$ 1,199	\$ 1,395	\$ 1,372	\$ 39	\$ 236	\$ 212	8.12%	3.39%	20.31%	18.29%
\$ 317,200	\$ 308,508	\$ 2,814	\$ 1,211	\$ 341,200	\$ 334,668	\$ 2,995	\$ 3,201	\$ 3,176	\$ 1,256	\$ 1,462	\$ 1,437	\$ 45	\$ 251	\$ 226	8.48%	3.75%	20.72%	18.70%
\$ 369,800	\$ 365,842	\$ 3,336	\$ 1,436	\$ 403,700	\$ 402,793	\$ 3,605	\$ 3,852	\$ 3,822	\$ 1,512	\$ 1,759	\$ 1,730	\$ 76	\$ 323	\$ 294	10.10%	5.30%	22.53%	20.47%
\$ 382,200	\$ 379,358	\$ 3,460	\$ 1,489	\$ 411,700	\$ 411,513	\$ 3,682	\$ 3,935	\$ 3,905	\$ 1,545	\$ 1,797	\$ 1,767	\$ 55	\$ 308	\$ 278	8.48%	3.72%	20.69%	18.66%
\$ 397,600	\$ 396,144	\$ 3,613	\$ 1,555	\$ 419,000	\$ 419,000	\$ 3,750	\$ 4,007	\$ 3,976	\$ 1,573	\$ 1,830	\$ 1,799	\$ 18	\$ 275	\$ 245	5.77%	1.15%	17.70%	15.73%
\$ 416,800	\$ 416,800	\$ 3,801	\$ 1,636	\$ 437,400	\$ 437,400	\$ 3,914	\$ 4,183	\$ 4,151	\$ 1,642	\$ 1,910	\$ 1,878	\$ 6	\$ 274	\$ 242	4.94%	0.35%	16.77%	14.81%
\$ 419,100	\$ 419,100	\$ 3,822	\$ 1,645	\$ 453,200	\$ 453,200	\$ 4,056	\$ 4,334	\$ 4,301	\$ 1,701	\$ 1,979	\$ 1,946	\$ 56	\$ 334	\$ 301	8.14%	3.41%	20.33%	18.31%
\$ 441,800	\$ 441,800	\$ 4,029	\$ 1,734	\$ 477,800	\$ 477,800	\$ 4,276	\$ 4,569	\$ 4,534	\$ 1,793	\$ 2,087	\$ 2,052	\$ 59	\$ 353	\$ 318	8.15%	3.42%	20.34%	18.32%
\$ 579,000	\$ 579,000	\$ 5,535	\$ 2,382	\$ 617,500	\$ 617,500	\$ 5,789	\$ 6,186	\$ 6,139	\$ 2,428	\$ 2,825	\$ 2,778	\$ 46	\$ 443	\$ 396	6.65%	1.93%	18.61%	16.62%

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

(B) City Portion of taxes for 2022 calculates to 41.943%/45.671%/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

**Proposed Property Taxes - Tax Capacity Based Only**  
 (Holds County, State, Fiscal Disparities, State Gen Tax & Anoka Henn School Levies constant with 2021 levels)

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COMMERCIAL 2021 Valuation	2021 39.25% (Tax Capacity Based Only)	2021 City Portion of Taxes (A)	2022 Commerical Value	5.00% GF Levy Increase 37.53% Tax Cap	OPTION 2 5.00% GF Levy & 17% ROAD LEVY of \$1.9M 43.68% Tax Cap	OPTION 3 5.00% GF Levy & 15% ROAD LEVY of \$1.673M 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
\$ 686,200	\$ 7,423	\$ 3,195	\$ 741,600	\$ 7,905	\$ 8,448	\$ 8,383	\$ 3,316	\$ 3,858	\$ 3,794	\$ 121	\$ 664	\$ 599
\$ 2,820,300	\$ 31,845	\$ 13,705	\$ 2,890,000	\$ 32,027	\$ 34,225	\$ 33,963	\$ 13,433	\$ 15,631	\$ 15,369	\$ (271)	\$ 1,926	\$ 1,664
\$ 2,384,100	\$ 26,852	\$ 11,556	\$ 3,123,800	\$ 34,653	\$ 37,031	\$ 36,747	\$ 14,534	\$ 16,913	\$ 16,629	\$ 2,978	\$ 5,356	\$ 5,073
\$ 3,394,400	\$ 38,414	\$ 16,532	\$ 3,525,500	\$ 39,163	\$ 41,851	\$ 41,530	\$ 16,426	\$ 19,114	\$ 18,793	\$ (106)	\$ 2,582	\$ 2,261
\$ 4,520,400	\$ 51,299	\$ 22,077	\$ 4,741,000	\$ 52,810	\$ 56,435	\$ 56,002	\$ 22,150	\$ 25,774	\$ 25,342	\$ 73	\$ 3,697	\$ 3,265
\$ 4,900,100	\$ 55,644	\$ 23,947	\$ 13,942,300	\$ 156,121	\$ 166,836	\$ 165,557	\$ 65,482	\$ 76,196	\$ 74,918	\$ 41,535	\$ 52,249	\$ 50,971
\$ 6,464,300	\$ 73,543	\$ 31,650	\$ 6,699,400	\$ 74,798	\$ 79,932	\$ 79,320	\$ 31,373	\$ 36,506	\$ 35,894	\$ (277)	\$ 4,856	\$ 4,244
\$ 13,802,100	\$ 157,512	\$ 67,787	\$ 14,092,700	\$ 157,809	\$ 168,640	\$ 167,348	\$ 66,190	\$ 77,020	\$ 75,728	\$ (1,597)	\$ 9,233	\$ 7,941

Commercial Tax Market Value Increase	#1 Option City Portion Tax % Increase	#2 Option City Portion Tax % Increase	#3 Option City Portion Tax % Increase
8.07%	3.79%	20.77%	18.75%
2.47%	-1.98%	14.06%	12.14%
31.03%	25.77%	46.35%	43.90%
3.86%	-0.64%	15.62%	13.68%
4.88%	0.33%	16.75%	14.79%
184.53%	173.45%	218.19%	212.85%
3.64%	-0.88%	15.34%	13.41%
2.11%	-2.36%	13.62%	11.72%

Commercial Values Noted in black are from actual tax sta (A) City Portion of taxes for 2021 calculates to 43.036%

(B) City Portion of taxes for 2022 calculates to 41.943%/45.671%/45.252%

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