

Proposed Property Taxes - Tax Capacity Based Only
 (Holds County & Anoka Henn School Levies constant with 2022 levels)

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OPTION 1 2023 Proposed: GF Levy Increase of \$1,619,119 (13.82%)/ Pavement Levy Increase \$1,405,067 (83.97%)/ Bond Levy Increase of \$309,640 (16.72%)/ EDA Levy \$7,250 = Overall Levy Increase of \$3,341,076 (21.82%)

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						All Requests	Option 1	OPTION 3											
2022 House Market Value	RESIDENTIAL 2022 House Tax Value per Mkt Value Excl	2022 42.24% (Tax Cap. Based Only)	45.799% 2022 City Portion of Taxes (A)	2023 House Market Value	2023 House Tax Value After Mkt Value Excl	1st Budget Review Increase 38.25% Tax Cap	Additional Pavement Levy \$1,321,405 41.57% Tax Cap	Additional Bond Levy \$1,145,607 41.13% Tax Cap	1st Budget Review 43.35% City Portion of Taxes (B)	Option #1 45.41% City Portion of Taxes (B)	Option #3 45.14% City Portion of Taxes (B)	1st Budget Review City Portion Increase Over 2022	Option #1 City Portion Increase Over 2022	Option #3 City Portion Increase Over 2022	House Tax Market Value Increase	1st Budget Review City Portion Tax % Increase	Option #1 City Portion Tax % Increase	Option #3 City Portion Tax % Increase	
\$ 159,600	\$ 136,724	\$ 1,261	\$ 577	\$ 193,600	\$ 173,784	\$ 1,534	\$ 1,591	\$ 1,584	\$ 665	\$ 723	\$ 717	\$ 87	\$ 145	\$ 139	27.11%	15.13%	25.14%	24.11%	
\$ 218,500	\$ 200,925	\$ 1,853	\$ 849	\$ 254,700	\$ 240,383	\$ 2,121	\$ 2,201	\$ 2,191	\$ 919	\$ 999	\$ 991	\$ 71	\$ 151	\$ 143	19.64%	8.36%	17.78%	16.81%	
\$ 210,100	\$ 191,769	\$ 1,769	\$ 810	\$ 252,300	\$ 237,767	\$ 2,098	\$ 2,177	\$ 2,167	\$ 910	\$ 989	\$ 981	\$ 99	\$ 178	\$ 170	23.99%	12.27%	22.03%	21.03%	
\$ 249,900	\$ 235,151	\$ 2,169	\$ 993	\$ 312,200	\$ 303,058	\$ 2,674	\$ 2,775	\$ 2,762	\$ 1,159	\$ 1,260	\$ 1,250	\$ 166	\$ 267	\$ 256	28.88%	16.69%	26.84%	25.80%	
\$ 251,400	\$ 236,786	\$ 2,184	\$ 1,000	\$ 308,200	\$ 298,698	\$ 2,636	\$ 2,735	\$ 2,722	\$ 1,142	\$ 1,242	\$ 1,232	\$ 142	\$ 242	\$ 231	26.15%	14.22%	24.16%	23.14%	
\$ 254,500	\$ 240,165	\$ 2,215	\$ 1,015	\$ 316,100	\$ 307,309	\$ 2,711	\$ 2,814	\$ 2,800	\$ 1,175	\$ 1,278	\$ 1,267	\$ 161	\$ 263	\$ 253	27.96%	15.85%	25.92%	24.89%	
\$ 265,900	\$ 252,591	\$ 2,330	\$ 1,067	\$ 331,900	\$ 324,531	\$ 2,863	\$ 2,971	\$ 2,957	\$ 1,241	\$ 1,349	\$ 1,338	\$ 174	\$ 282	\$ 271	28.48%	16.33%	26.44%	25.41%	
\$ 265,600	\$ 252,264	\$ 2,327	\$ 1,066	\$ 330,200	\$ 322,678	\$ 2,847	\$ 2,955	\$ 2,940	\$ 1,234	\$ 1,342	\$ 1,331	\$ 169	\$ 276	\$ 265	27.91%	15.82%	25.89%	24.86%	
\$ 280,300	\$ 268,287	\$ 2,474	\$ 1,133	\$ 346,700	\$ 340,663	\$ 3,006	\$ 3,119	\$ 3,104	\$ 1,303	\$ 1,416	\$ 1,405	\$ 170	\$ 283	\$ 272	26.98%	14.99%	24.99%	23.96%	
\$ 292,200	\$ 281,258	\$ 2,594	\$ 1,188	\$ 384,300	\$ 341,647	\$ 3,367	\$ 3,494	\$ 3,477	\$ 1,460	\$ 1,586	\$ 1,573	\$ 271	\$ 398	\$ 385	21.47%	22.84%	33.52%	32.43%	
\$ 311,900	\$ 283,656	\$ 2,792	\$ 1,279	\$ 392,500	\$ 390,585	\$ 3,446	\$ 3,576	\$ 3,559	\$ 1,494	\$ 1,624	\$ 1,611	\$ 215	\$ 345	\$ 332	37.70%	16.85%	27.01%	25.97%	
\$ 306,300	\$ 296,627	\$ 2,735	\$ 1,253	\$ 364,600	\$ 360,174	\$ 3,178	\$ 3,298	\$ 3,282	\$ 1,378	\$ 1,498	\$ 1,485	\$ 125	\$ 245	\$ 232	21.42%	9.97%	19.53%	18.55%	
\$ 327,300	\$ 320,273	\$ 2,947	\$ 1,350	\$ 414,000	\$ 414,000	\$ 3,653	\$ 3,791	\$ 3,772	\$ 1,583	\$ 1,721	\$ 1,707	\$ 234	\$ 372	\$ 358	29.26%	17.34%	27.54%	26.49%	
\$ 341,200	\$ 334,668	\$ 3,087	\$ 1,414	\$ 416,700	\$ 416,700	\$ 3,677	\$ 3,815	\$ 3,797	\$ 1,594	\$ 1,732	\$ 1,718	\$ 180	\$ 319	\$ 304	24.51%	12.74%	22.54%	21.54%	
\$ 403,700	\$ 402,793	\$ 3,715	\$ 1,701	\$ 473,700	\$ 473,700	\$ 4,180	\$ 4,337	\$ 4,316	\$ 1,812	\$ 1,969	\$ 1,953	\$ 110	\$ 268	\$ 252	17.60%	6.49%	15.75%	14.80%	
\$ 411,700	\$ 411,513	\$ 3,797	\$ 1,739	\$ 521,500	\$ 521,500	\$ 4,649	\$ 4,824	\$ 4,801	\$ 2,015	\$ 2,191	\$ 2,173	\$ 276	\$ 452	\$ 434	26.73%	15.89%	25.97%	24.94%	
\$ 419,000	\$ 419,000	\$ 3,864	\$ 1,770	\$ 556,500	\$ 556,500	\$ 5,035	\$ 5,224	\$ 5,199	\$ 2,182	\$ 2,372	\$ 2,353	\$ 413	\$ 602	\$ 583	32.82%	23.32%	34.04%	32.94%	
\$ 437,400	\$ 437,400	\$ 4,034	\$ 1,848	\$ 584,400	\$ 584,400	\$ 5,343	\$ 5,544	\$ 5,517	\$ 2,316	\$ 2,517	\$ 2,497	\$ 468	\$ 670	\$ 649	33.61%	25.35%	36.25%	35.14%	
\$ 453,200	\$ 453,200	\$ 4,180	\$ 1,914	\$ 583,600	\$ 583,600	\$ 5,334	\$ 5,535	\$ 5,508	\$ 2,312	\$ 2,513	\$ 2,493	\$ 398	\$ 599	\$ 578	28.77%	20.78%	31.29%	30.21%	
\$ 477,800	\$ 477,800	\$ 4,407	\$ 2,018	\$ 606,800	\$ 606,800	\$ 5,590	\$ 5,800	\$ 5,772	\$ 2,423	\$ 2,634	\$ 2,612	\$ 405	\$ 616	\$ 594	27.00%	20.06%	30.50%	29.43%	
\$ 617,500	\$ 617,500	\$ 5,966	\$ 2,732	\$ 667,600	\$ 667,600	\$ 6,260	\$ 6,496	\$ 6,465	\$ 2,714	\$ 2,950	\$ 2,925	\$ (19)	\$ 217	\$ 193	8.11%	-0.68%	7.95%	7.07%	

House Values Noted in black are from actual tax statements

* Median Market Value home was \$280,300 for pay 2022 and \$346,700 for pay 2023

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COMMERCIAL	2022	45.799% 2022	2023 Commerical Value	All Requests	Option 1	OPTION 3	1st Budget Review	Option #1	Option #3	1st Budget Review	Option #1	Option #3	1st Budget Review	Option #1	Option #3
				1st Budget Review Increase 38.25% Tax Cap	Additional Pavement Levy \$1,321,405 41.57% Tax Cap	Additional Bond Levy \$1,145,607 41.13% Tax Cap	43.35% City Portion of Taxes (B)	45.41% City Portion of Taxes (B)	45.14% City Portion of Taxes (B)	City Portion Increase Over 2022	City Portion Increase Over 2022	City Portion Increase Over 2022	City Portion Tax % Increase	City Portion Tax % Increase	City Portion Tax % Increase
2022 Valuation	42.24% (Tax Capacity Based Only)	City Portion of Taxes (A)													
\$ 741,600	\$ 8,147	\$ 3,731	\$ 967,100	\$ 10,291	\$ 10,679	\$ 10,627	\$ 4,461	\$ 4,849	\$ 4,797	\$ 730	\$ 1,118	\$ 1,066	19.55%	29.95%	28.57%
\$ 2,890,000	\$ 33,007	\$ 15,117	\$ 3,035,400	\$ 33,188	\$ 34,439	\$ 34,273	\$ 14,386	\$ 15,637	\$ 15,471	\$ (731)	\$ 520	\$ 354	-4.83%	3.44%	2.34%
\$ 3,123,800	\$ 35,713	\$ 16,356	\$ 4,513,000	\$ 49,546	\$ 51,413	\$ 51,165	\$ 21,477	\$ 23,345	\$ 23,096	\$ 5,121	\$ 6,989	\$ 6,740	31.31%	42.73%	41.21%
\$ 3,525,500	\$ 40,361	\$ 18,485	\$ 4,443,300	\$ 48,775	\$ 50,613	\$ 50,369	\$ 21,143	\$ 22,981	\$ 22,737	\$ 2,658	\$ 4,496	\$ 4,252	14.38%	24.32%	23.00%
\$ 4,741,000	\$ 54,425	\$ 24,926	\$ 5,525,000	\$ 60,749	\$ 63,039	\$ 62,735	\$ 26,333	\$ 28,623	\$ 28,319	\$ 1,407	\$ 3,697	\$ 3,393	5.65%	14.83%	13.61%
\$ 11,700,000	\$ 134,950	\$ 61,806	\$ 9,400,000	\$ 103,648	\$ 107,555	\$ 107,036	\$ 44,929	\$ 48,836	\$ 48,317	\$ (16,876)	\$ (12,969)	\$ (13,489)	-27.31%	-20.98%	-21.82%
\$ 6,699,400	\$ 77,086	\$ 35,305	\$ 7,954,600	\$ 87,646	\$ 90,950	\$ 90,511	\$ 37,993	\$ 41,297	\$ 40,858	\$ 2,688	\$ 5,992	\$ 5,553	7.61%	16.97%	15.73%

Commercial Values Noted in black are from actual tax statements