

PROPERTY TAXES FOR TAXES PAYABLE IN 2009

PART I: TAX BASE CALCULATION

<u>Taxes Payable In</u>	<u>Estimated Net Tax Capacity</u>	<u>(Tax Increment Captured Value)</u>	<u>(Fiscal Disparities Contribution Value)</u>	=	<u>Estimated Local Tax Capacity</u>
2009	4,630,546	-417,753	-161932		4,050,861
2008	4,745,541	-416,034	-143,135	=	4,186,372
2007	4,510,149	-365,528	-130,560	=	4,014,061
2006	4,146,675	-307,619	-113,990	=	3,725,066
2005	3,663,853	-186,401	-107,999	=	3,369,453
2004	3,240,928	-186,038	-102,378	=	2,952,512
2003	2,980,946	-164,666	-78,275	=	2,738,005
2002	2,665,240	-145,845	-89,483	=	2,429,912

PART II: LEVY CALCULATION

<u>Taxes Payable In</u>	<u>Total Levy (including special levy)</u>	<u>(Fiscal Disparities Distribution \$)</u>	=	<u>Local Levy</u>
2009	974,232	-197502	=	776,730
2008	953,576	-176,846	=	776,730
2007	895,700	-149,132	=	746,568
2006	865,008	-146,011	=	718,997
2005	865,008	-157,727	=	707,281
2004	874,338	-167,057	=	707,281
2003	874,338	-161,539	=	712,799
2002	851,600	-161,245	=	690,355

PART III: LOCAL TAX RATE CALCULATION

<u>Taxes Payable In</u>	<u>Local Levy</u>	<u>(divided by)</u>	<u>Local Tax Capacity</u>	=	<u>City of Falcon Heights Local Tax Rate:</u>
2009	776,730	(divided by)	4,050,861		19.174%
2008	776,730	(divided by)	4,186,372	=	18.554%
2007	746,568	(divided by)	4,014,061		18.599%
2006	718,997	(divided by)	3,725,066	=	19.302%
2005	707,281	(divided by)	3,369,453	=	20.991%
2004	707,281	(divided by)	2,952,512	=	23.955%
2003	712,799	(divided by)	2,738,005	=	26.034%
2002	690,355	(divided by)	2,429,912	=	28.411%

**Estimated Percentage Change in 2009 Property Tax
On Median Value Single Family Properties (as of 8/14/08)
With No Change in Levies from 2008 for All Taxing Authorities**

City	School	Payable 2008 Taxable Value	Payable 2009 City Median Taxable Value	Median % Change In Value	Estimated % Change in Tax on Median Valued Home					Estimated Change From 2008 Total Tax
					County	City	School	Other	Total	
Arden Hills	621	\$316,100	\$298,600	-5.5%	-6.6%	-7.7%	-5.5%	-6.0%	-6.4%	-\$217
	623	"	"	"	-6.7%	-7.8%	-4.5%	-6.1%	-6.3%	-191
Falcon Heights	623	287,600	272,950	-5.1%	-6.3%	-5.4%	-4.1%	-5.7%	-5.4%	-146
Gem Lake	624	310,750	286,600	-7.8%	-9.2%	-15.0%	-7.6%	-8.0%	-10.5%	-398
Lauderdale	623	205,200	197,200	-3.9%	-5.1%	-3.8%	-2.9%	-4.5%	-4.1%	-80
Little Canada	623	266,350	255,000	-4.3%	-5.4%	-8.2%	-3.2%	-3.8%	-5.2%	-135
	624	"	"	"	-5.4%	-8.2%	-4.0%	-3.8%	-5.3%	-149
Maplewood	622	233,600	219,900	-5.9%	-7.2%	-6.2%	-7.2%	-5.6%	-6.8%	-178
	623	"	"	"	-7.3%	-6.2%	-4.9%	-5.7%	-6.3%	-155
	624	"	"	"	-7.2%	-6.2%	-5.7%	-5.6%	-6.4%	-170
Mounds View	621	208,350	199,200	-4.4%	-5.4%	-0.4%	-4.3%	-4.8%	-3.7%	-91
New Brighton	282	243,800	236,200	-3.1%	-4.0%	-2.9%	-8.2%	-3.3%	-5.0%	-141
	621	"	"	"	-3.9%	-2.9%	-3.0%	-3.3%	-3.3%	-95
North Oaks	621	631,250	612,700	-2.9%	-3.9%	-3.8%	-2.8%	-2.6%	-3.3%	-213
	624	"	"	"	-3.9%	-3.8%	-2.6%	-2.6%	-3.3%	-204
North St. Paul	622	208,800	195,400	-6.4%	-8.2%	-8.5%	-7.9%	-6.5%	-8.1%	-177
Roseville	621	249,400	236,800	-5.1%	-6.2%	-6.0%	-5.1%	-6.0%	-5.8%	-160
	623	"	"	"	-6.4%	-6.1%	-4.1%	-6.1%	-5.7%	-141
St. Anthony	282	267,900	256,600	-4.2%	N/A	N/A	N/A	N/A	N/A	N/A
St. Paul	625	198,400	183,000	-7.8%	-9.9%	-12.5%	-9.5%	-9.4%	-10.4%	-219
Shoreview	621	286,600	275,600	-3.8%	-4.8%	-2.2%	-3.7%	-24.0%	-5.2%	-164
	623	"	"	"	-4.9%	-2.3%	-2.8%	-24.1%	-5.1%	-145
Spring Lake Park	621	227,750	217,800	-4.4%	N/A	N/A	N/A	N/A	N/A	N/A
Vadnais Heights	621	263,000	252,400	-4.0%	-5.1%	-3.9%	-4.0%	-3.8%	-4.4%	-118
	624	"	"	"	-5.1%	-3.9%	-3.7%	-3.5%	-4.3%	-115
White Bear Lake	624	227,000	213,400	-6.0%	-7.6%	-6.3%	-5.9%	-6.0%	-6.7%	-148
White Bear Town	624	266,250	249,200	-6.4%	-7.9%	-4.9%	-6.3%	-6.3%	-6.7%	-180