

City of Lake Elmo
2011 Property Tax Levy Information

| | | | | | | | Scenario: | | | | Scenario: | | |
|---|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|--|------------------------|------------------------|---------|
| | Actual Pay 2005 | Actual Pay 2006 | Actual Pay 2007 | Actual Pay 2008 | Actual Pay 2009 | Actual Pay 2010 | A | B | C | | A | B | C |
| | | | | | | | Tax Rate: | Variable | Variable | Variable | | | |
| | | | | | | | General Fund Levy: | Variable | Variable | Variable | | | |
| | | | | | | | Levy Limit Increase: | 1.68% | 1.68% | 1.68% | | | |
| | | | | | | | New Special Levies: | | | | | | |
| | | | | | | | 2010 Street Bonds: | 10 Years | 10 Years | 10 Years | | | |
| | | | | | | | 2010 MVHC: | Yes | Yes | Yes | | | |
| | | | | | | | 2011 MVHC: | Yes | No | Yes | | | |
| | | | | | | | Hypothetical Pay 2011 | Hypothetical Pay 2011 | Hypothetical Pay 2011 | Estimated Change 10-11 | Estimated Change 10-11 | Estimated Change 10-11 | |
| Taxable Market Value: | | | | | | | | | | | | | |
| Personal Property | 9,709,700 | 9,743,100 | 10,600,200 | 10,433,900 | 10,398,200 | 10,427,600 | 10,427,600 | 10,427,600 | 10,427,600 | estimated | 0.0% | 0.0% | 0.0% |
| Real Estate | 900,729,000 | 1,007,853,800 | 1,120,409,900 | 1,136,225,600 | 1,197,674,100 | 1,190,785,800 | 1,132,849,900 | 1,132,849,900 | 1,132,849,900 | estimated | -4.9% | -4.9% | -4.9% |
| Total Taxable Market Value | 910,438,700 | 1,017,596,900 | 1,131,010,100 | 1,146,659,500 | 1,208,072,300 | 1,201,213,400 | 1,143,277,500 | 1,143,277,500 | 1,143,277,500 | Washington County estimated 06/03/10 | -4.8% | -4.8% | -4.8% |
| Tax Capacity: | | | | | | | | | | | | | |
| Personal Property | 190,625 | 190,955 | 207,913 | 203,610 | 201,896 | 202,299 | 192,184 | 192,184 | 192,184 | estimated | -5.0% | -5.0% | -5.0% |
| Real Estate | 9,790,389 | 11,007,760 | 12,506,910 | 12,750,173 | 13,490,182 | 13,394,423 | 12,724,702 | 12,724,702 | 12,724,702 | estimated | -5.0% | -5.0% | -5.0% |
| Total Tax Capacity | 9,981,014 | 11,198,715 | 12,714,823 | 12,953,783 | 13,692,078 | 13,596,722 | 12,916,886 | 12,916,886 | 12,916,886 | Washington County estimated 06/03/10 | -5.0% | -5.0% | -5.0% |
| Less: Power Line | (726) | (719) | (805) | (727) | (561) | (538) | (511) | (511) | (511) | estimated | -5.0% | -5.0% | -5.0% |
| Less: Fiscal Disparities Contribution | (545,746) | (622,732) | (697,660) | (926,367) | (934,833) | (1,015,346) | (964,579) | (964,579) | (964,579) | estimated | -5.0% | -5.0% | -5.0% |
| Less: Tax Increment Tax Capacity | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | #DIV/0! | #DIV/0! | #DIV/0! |
| Tax Capacity Used for Local Rate | 9,434,542 | 10,575,264 | 12,016,358 | 12,026,689 | 12,756,684 | 12,590,838 | 11,951,796 | 11,951,796 | 11,951,796 | | -5.0% | -5.0% | -5.0% |
| Plus: Fiscal Disparities Distribution | 497,198 | 534,305 | 581,951 | 654,448 | 838,719 | 839,486 | 832,358 | 832,358 | 832,358 | per Washington County | -0.8% | -0.8% | -0.8% |
| Adjusted Net Tax Capacity | 9,931,740 | 11,109,569 | 12,598,309 | 12,681,137 | 13,595,403 | 13,420,324 | 12,784,154 | 12,784,154 | 12,784,154 | | -4.7% | -4.7% | -4.7% |
| Tax Capacity Rates: | | | | | | | | | | | | | |
| City Local Tax Capacity Rate | 19.375% | 19.351% | 19.274% | 20.553% | 19.878% | 20.479% | 22.583% | 22.269% | 21.914% | | 10.3% | 8.7% | 7.0% |
| Area Wide Tax Capacity Rate (Fiscal Disparities) | 19.320% | 19.375% | 19.351% | 19.274% | 20.553% | 19.878% | 20.479% | 20.479% | 20.479% | | 3.0% | 3.0% | 3.0% |
| Taxes: | | | | | | | | | | | | | |
| Local Taxes | 1,827,930 | 2,046,419 | 2,315,987 | 2,471,864 | 2,535,820 | 2,576,470 | 2,699,098 | 2,661,580 | 2,619,098 | | 4.8% | 3.3% | 1.7% |
| Fiscal Disparities *** | 96,059 | 103,521 | 112,613 | 126,136 | 172,383 | 166,876 | 170,461 | 170,461 | 170,461 | | 2.1% | 2.1% | 2.1% |
| Estimated Net Levy | 1,923,989 | 2,149,940 | 2,428,600 | 2,598,000 | 2,708,203 | 2,743,346 | 2,869,559 | 2,832,041 | 2,789,559 | | 4.6% | 3.2% | 1.7% |
| Difference | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | #DIV/0! | #DIV/0! | #DIV/0! |
| Actual Net Levy | 1,923,989 | 2,149,940 | 2,428,600 | 2,598,000 | 2,708,203 | 2,743,346 | 2,869,559 | 2,832,041 | 2,789,559 | | 4.6% | 3.2% | 1.7% |
| General Fund Levy: | | | | | | | | | | | | | |
| Regular Levy | 1,629,067 | 1,830,669 | 2,051,847 | 2,221,486 | 2,332,130 | 2,360,790 | 2,409,867 | 2,409,867 | 2,409,867 | 2010 levy limit = \$2,360,790 | 2.1% | 2.1% | 2.1% |
| 2008 MVHC Unallotment Recovery | 0 | 0 | 0 | 0 | 0 | 19,365 | 0 | 0 | 0 | actual MVHC unallotment cut 12/08 | -100.0% | -100.0% | -100.0% |
| 2009 MVHC Unallotment Recovery | 0 | 0 | 0 | 0 | 0 | 35,475 | 0 | 0 | 0 | actual MVHC unallotment cut 2009 | -100.0% | -100.0% | -100.0% |
| 2010 MVHC Ratified Unallotment Cut Recovery | 0 | 0 | 0 | 0 | 0 | 0 | 37,518 | 37,518 | 37,518 | estimated MVHC ratified unallotment cut 2010 | #DIV/0! | #DIV/0! | #DIV/0! |
| 2011 MVHC Cut Recovery | 0 | 0 | 0 | 0 | 0 | 0 | 37,518 | 0 | 37,518 | estimated MVHC cut 2011 | #DIV/0! | #DIV/0! | #DIV/0! |
| Total General Fund Levy | 1,629,067 | 1,830,669 | 2,051,847 | 2,221,486 | 2,332,130 | 2,415,630 | 2,484,903 | 2,447,385 | 2,484,903 | | 2.9% | 1.3% | 2.9% |
| Debt Service Levies: | | | | | | | | | | | | | |
| 2004A G.O. CIP Bonds | 294,922 | 319,271 | 319,638 | 319,843 | 319,885 | 220,000 | 220,000 | 220,000 | 140,000 | per debt fund prospective analysis | 0.0% | 0.0% | -36.4% |
| 2006A G.O. Equipment Certificates | 0 | 0 | 57,115 | 56,671 | 56,188 | 56,716 | 56,118 | 56,118 | 56,118 | per debt schedule (105% of debt service) | -1.1% | -1.1% | -1.1% |
| 2009 G.O. Improvement Bonds | 0 | 0 | 0 | 0 | 0 | 51,000 | 50,544 | 50,544 | 50,544 | per debt schedule (105% of debt service) | -0.9% | -0.9% | -0.9% |
| 2010 G.O. Improvement Bonds | 0 | 0 | 0 | 0 | 0 | 0 | 57,994 | 57,994 | 57,994 | estimated | #DIV/0! | #DIV/0! | #DIV/0! |
| Total Debt Service Levies | 294,922 | 319,271 | 376,753 | 376,514 | 376,073 | 327,716 | 384,656 | 384,656 | 304,656 | | 17.4% | 17.4% | -7.0% |
| Actual Net Levy (Including Fiscal Disparities) | 1,923,989 | 2,149,940 | 2,428,600 | 2,598,000 | 2,708,203 | 2,743,346 | 2,869,559 | 2,832,041 | 2,789,559 | | 4.6% | 3.2% | 1.7% |
| General Fund Local Tax Capacity Rate | 16.405% | 16.477% | 16.284% | 17.574% | 17.118% | 18.033% | 19.556% | 19.245% | 19.521% | | 8.4% | 6.7% | 8.2% |
| Special Levies Local Tax Capacity Rate | 2.970% | 2.874% | 2.990% | 2.979% | 2.760% | 2.446% | 3.027% | 3.025% | 2.393% | | 23.7% | 23.6% | -2.2% |
| | 19.375% | 19.351% | 19.274% | 20.553% | 19.878% | 20.479% | 22.583% | 22.269% | 21.914% | | 10.3% | 8.7% | 7.0% |

*** Calculation based on Fiscal Disparities Distribution multiplied by prior year City Local Tax Capacity Rate

City of Lake Elmo
2011 Proposed Property Tax Scenario
Residential Homesteads

| SCENARIO A | | | | |
|---|--|--|--|--|
| Levy to Levy Limit; Levy Back 2010 & 2011 Cuts; 2010 Bonds Over 10 Years | | | | |

| | | 2010 | 2011 | Change |
|--|----------|-------------|-------------|------------|
| <u>Tax Rate:</u> | Variable | 20.479% | 22.583% | 10.3% |
| <u>General Fund Levy:</u> | | | | |
| Regular Levy | Variable | \$2,360,790 | \$2,409,867 | \$49,077 |
| 2008 MVHC Unallotment Recovery | Yes | \$19,365 | \$0 | (\$19,365) |
| 2009 MVHC Unallotment Recovery | Yes | \$35,475 | \$0 | (\$35,475) |
| 2010 MVHC Cut Recovery | Yes | \$0 | \$37,518 | \$37,518 |
| 2011 MVHC Cut Recovery | Yes | \$0 | \$37,518 | \$37,518 |
| <u>Total General Fund Levy:</u> | | \$2,415,630 | \$2,484,903 | \$69,273 |
| <u>Debt Service Levies:</u> | Variable | \$327,716 | \$384,656 | \$56,940 |
| <u>Total Levy:</u> | | \$2,743,346 | \$2,869,559 | \$126,213 |

2010 CITY PROPERTY TAXES

| Market Value 2010 | Tax Capacity * 2010 | City Local Tax Capacity Rate Pay 2010 | City Property Taxes 2010 |
|----------------------|------------------------|---|-----------------------------|
| \$100,000 | \$1,000 | 20.479% | \$205 |
| \$300,000 | \$3,000 | 20.479% | \$614 |
| \$500,000 | \$5,000 | 20.479% | \$1,024 |
| \$700,000 | \$7,500 | 20.479% | \$1,536 |

2011 CITY PROPERTY TAXES (WITH NO MARKET VALUE CHANGE)

| Market Value 2011 <i>NO CHANGE</i> | Tax Capacity * 2011 | City Local Tax Capacity Rate Pay 2011 | City Property Taxes 2011 | Property Taxes Increase (Decrease) | Percentage Tax Increase (Decrease) |
|--|------------------------|---|-----------------------------|---------------------------------------|---------------------------------------|
| \$100,000 | \$1,000 | 22.583% | \$226 | \$21 | 10.3% |
| \$300,000 | \$3,000 | 22.583% | \$677 | \$63 | 10.3% |
| \$500,000 | \$5,000 | 22.583% | \$1,129 | \$105 | 10.3% |
| \$700,000 | \$7,500 | 22.583% | \$1,694 | \$158 | 10.3% |

2011 CITY PROPERTY TAXES (WITH 5.0% MARKET VALUE DECREASE)

| Market Value 2011 <i>DECREASE OF -5.0%</i> | Tax Capacity * 2011 | City Local Tax Capacity Rate Pay 2011 | City Property Taxes 2011 | Property Taxes Increase (Decrease) | Percentage Tax Increase (Decrease) |
|--|------------------------|---|-----------------------------|---------------------------------------|---------------------------------------|
| \$95,000 | \$950 | 22.583% | \$215 | \$10 | 4.8% |
| \$285,000 | \$2,850 | 22.583% | \$644 | \$29 | 4.8% |
| \$475,000 | \$4,750 | 22.583% | \$1,073 | \$49 | 4.8% |
| \$665,000 | \$7,063 | 22.583% | \$1,595 | \$59 | 3.8% |

* Tax Capacity rates for residential homesteads are 1.00% of the first \$500,000 of market value, plus 1.25% of any market value over \$500,000

City of Lake Elmo
2011 Proposed Property Tax Scenario
Residential Homesteads

| SCENARIO B |
|---|
| Levy to Levy Limit; Levy Back 2010 Cuts Only; 2010 Bonds Over 10 Years |

| | | 2010 | 2011 | Change |
|--|----------|-------------|-------------|------------|
| <u>Tax Rate:</u> | Variable | 20.479% | 22.269% | 8.7% |
| <u>General Fund Levy:</u> | | | | |
| Regular Levy | Variable | \$2,360,790 | \$2,409,867 | \$49,077 |
| 2008 MVHC Unallotment Recovery | Yes | \$19,365 | \$0 | (\$19,365) |
| 2009 MVHC Unallotment Recovery | Yes | \$35,475 | \$0 | (\$35,475) |
| 2010 MVHC Cut Recovery | Yes | \$0 | \$37,518 | \$37,518 |
| 2011 MVHC Cut Recovery | No | \$0 | \$0 | \$0 |
| <u>Total General Fund Levy:</u> | | \$2,415,630 | \$2,447,385 | \$31,755 |
| <u>Debt Service Levies:</u> | Variable | \$327,716 | \$384,656 | \$56,940 |
| <u>Total Levy:</u> | | \$2,743,346 | \$2,832,041 | \$88,695 |

2010 CITY PROPERTY TAXES

| Market Value 2010 | Tax Capacity * 2010 | City Local Tax Capacity Rate Pay 2010 | City Property Taxes 2010 |
|----------------------|------------------------|---|-----------------------------|
| \$100,000 | \$1,000 | 20.479% | \$205 |
| \$300,000 | \$3,000 | 20.479% | \$614 |
| \$500,000 | \$5,000 | 20.479% | \$1,024 |
| \$700,000 | \$7,500 | 20.479% | \$1,536 |

2011 CITY PROPERTY TAXES (WITH NO MARKET VALUE CHANGE)

| Market Value 2011 <i>NO CHANGE</i> | Tax Capacity * 2011 | City Local Tax Capacity Rate Pay 2011 | City Property Taxes 2011 | Property Taxes Increase (Decrease) | Percentage Tax Increase (Decrease) |
|--|------------------------|---|-----------------------------|---------------------------------------|---------------------------------------|
| \$100,000 | \$1,000 | 22.269% | \$223 | \$18 | 8.7% |
| \$300,000 | \$3,000 | 22.269% | \$668 | \$54 | 8.7% |
| \$500,000 | \$5,000 | 22.269% | \$1,113 | \$89 | 8.7% |
| \$700,000 | \$7,500 | 22.269% | \$1,670 | \$134 | 8.7% |

2011 CITY PROPERTY TAXES (WITH 5.0% MARKET VALUE DECREASE)

| Market Value 2011 <i>DECREASE OF -5.0%</i> | Tax Capacity * 2011 | City Local Tax Capacity Rate Pay 2011 | City Property Taxes 2011 | Property Taxes Increase (Decrease) | Percentage Tax Increase (Decrease) |
|--|------------------------|---|-----------------------------|---------------------------------------|---------------------------------------|
| \$95,000 | \$950 | 22.269% | \$212 | \$7 | 3.3% |
| \$285,000 | \$2,850 | 22.269% | \$635 | \$20 | 3.3% |
| \$475,000 | \$4,750 | 22.269% | \$1,058 | \$34 | 3.3% |
| \$665,000 | \$7,063 | 22.269% | \$1,573 | \$37 | 2.4% |

* Tax Capacity rates for residential homesteads are 1.00% of the first \$500,000 of market value, plus 1.25% of any market value over \$500,000

City of Lake Elmo
2011 Proposed Property Tax Scenario
Residential Homesteads

| SCENARIO C | | | | |
|--|--|--|--|--|
| Levy to Levy Limit; Levy Back 2010 & 2011 Cuts; 2010 Bonds Over 10 Years; Reduce 2004A Bonds Levy | | | | |

| | | 2010 | 2011 | Change |
|--|----------|-------------|-------------|------------|
| <u>Tax Rate:</u> | Variable | 20.479% | 21.914% | 7.0% |
| <u>General Fund Levy:</u> | | | | |
| Regular Levy | Variable | \$2,360,790 | \$2,409,867 | \$49,077 |
| 2008 MVHC Unallotment Recovery | Yes | \$19,365 | \$0 | (\$19,365) |
| 2009 MVHC Unallotment Recovery | Yes | \$35,475 | \$0 | (\$35,475) |
| 2010 MVHC Cut Recovery | Yes | \$0 | \$37,518 | \$37,518 |
| 2011 MVHC Cut Recovery | Yes | \$0 | \$37,518 | \$37,518 |
| <u>Total General Fund Levy:</u> | | \$2,415,630 | \$2,484,903 | \$69,273 |
| <u>Debt Service Levies:</u> | Variable | \$327,716 | \$304,656 | (\$23,060) |
| <u>Total Levy:</u> | | \$2,743,346 | \$2,789,559 | \$46,213 |

2010 CITY PROPERTY TAXES

| Market Value 2010 | Tax Capacity * 2010 | City Local Tax Capacity Rate Pay 2010 | City Property Taxes 2010 |
|----------------------|------------------------|---|-----------------------------|
| \$100,000 | \$1,000 | 20.479% | \$205 |
| \$300,000 | \$3,000 | 20.479% | \$614 |
| \$500,000 | \$5,000 | 20.479% | \$1,024 |
| \$700,000 | \$7,500 | 20.479% | \$1,536 |

2011 CITY PROPERTY TAXES (WITH NO MARKET VALUE CHANGE)

| Market Value 2011 <i>NO CHANGE</i> | Tax Capacity * 2011 | City Local Tax Capacity Rate Pay 2011 | City Property Taxes 2011 | Property Taxes Increase (Decrease) | Percentage Tax Increase (Decrease) |
|--|------------------------|---|-----------------------------|---------------------------------------|---------------------------------------|
| \$100,000 | \$1,000 | 21.914% | \$219 | \$14 | 7.0% |
| \$300,000 | \$3,000 | 21.914% | \$657 | \$43 | 7.0% |
| \$500,000 | \$5,000 | 21.914% | \$1,096 | \$72 | 7.0% |
| \$700,000 | \$7,500 | 21.914% | \$1,644 | \$108 | 7.0% |

2011 CITY PROPERTY TAXES (WITH 5.0% MARKET VALUE DECREASE)

| Market Value 2011 <i>DECREASE OF -5.0%</i> | Tax Capacity * 2011 | City Local Tax Capacity Rate Pay 2011 | City Property Taxes 2011 | Property Taxes Increase (Decrease) | Percentage Tax Increase (Decrease) |
|--|------------------------|---|-----------------------------|---------------------------------------|---------------------------------------|
| \$95,000 | \$950 | 21.914% | \$208 | \$3 | 1.7% |
| \$285,000 | \$2,850 | 21.914% | \$625 | \$10 | 1.7% |
| \$475,000 | \$4,750 | 21.914% | \$1,041 | \$17 | 1.7% |
| \$665,000 | \$7,063 | 21.914% | \$1,548 | \$12 | 0.8% |

* Tax Capacity rates for residential homesteads are 1.00% of the first \$500,000 of market value, plus 1.25% of any market value over \$500,000