

CARVER COUNTY RATE COMPARISON

TOWNSHIPS		Final Pay 2011	Final Pay 2012	Final Pay 2013	2012/2013 % Change
Benton		14,748,270.23	15,989,092.85	14,345,577.99	-10.28%
Camden	Proper	21,319,805.23	19,130,969.60	15,188,250.71	-20.61%
	NYA Fire Dist	2,865,813.39	4,159,248.42	3,303,063.69	-20.59%
	New Germany Fire Dist	4,159,776.06	4,999,938.68	4,795,750.71	-4.08%
	Mayer Fire Dist	3,083,765.53	3,971,027.36	3,527,030.93	-11.18%
	Plato Fire Dist	2,000,734.21	2,533,690.80	3,299,805.32	30.24%
Dahlgren		15,482,785.67	16,128,365.49	16,694,823.06	3.51%
Hancock		14,136,236.59	17,134,825.01	15,831,608.82	-7.61%
Hollywood		12,427,386.61	13,083,630.41	12,966,300.15	-0.90%
Laketown		15,721,742.08	16,397,549.07	18,764,755.94	14.44%
San Francisco	Proper	14,271,919.68	17,779,815.55	15,863,083.57	-10.78%
	Carver fire/amb	6,410,159.00	6,234,597.51	4,990,950.37	-19.95%
	Cologne fire/amb	4,401,172.06	3,508,619.60	3,268,600.03	-6.84%
	Belle Plaine fire/amb	3,456,632.17	3,509,845.90	3,337,833.21	-4.90%
Waconia		8,927,059.11	9,715,166.63	9,735,868.15	0.21%
Watertown		14,634,705.75	17,155,932.76	17,936,635.31	4.55%
Young America	Proper	16,095,772.86	18,401,630.29	16,788,960.66	-8.77%
	NYA Fire Dist	3,282,967.51	3,842,970.82	3,842,562.62	-0.01%
	Hamburg Fire Dist	4,696,784.16	7,018,129.32	6,233,788.19	-11.18%
	Plato Fire Dist	6,797,778.67	4,445,125.11	3,973,301.17	-10.60%

CITIES		Final Pay 2011	Final Pay 2012	Final Pay 2013	2012/2013 % Change
Carver		47,957,743.87	52,247,281.84	57,320,315.82	9.71%
	EMV Based	0.04839980	N/A	N/A	N/A
Chanhassen	Rural	20,845,742.66	22,393,904.05	22,249,494.73	-0.64%
	Urban	26,602,556.60	28,532,113.98	28,428,800.07	-0.36%
	EMV Based	0.01486406	0.01092085	0.01395631	27.80%
Chaska	Rural	11,741,965.60	12,892,452.50	14,037,630.25	8.88%
	Urban	23,483,931.19	25,784,904.98	28,075,260.49	8.88%
Cologne		61,934,682.14	73,851,333.43	80,312,112.98	8.75%
Hamburg		98,404,730.57	125,174,361.25	122,833,336.70	-1.87%
Mayer	Rural	39,724,527.64	44,234,843.00	48,336,785.54	9.27%
	Urban	59,472,794.76	65,661,861.74	68,838,928.91	4.84%
New Germany		62,059,651.38	76,511,858.13	76,454,993.24	-0.07%
Norwood Young America		48,552,719.66	49,527,385.53	62,292,451.59	25.77%
	Norwood Debt-EMV based	0.02242483	0.02316610	0.02087312	-9.90%
Victoria	Rural	18,843,397.47	20,208,814.66	20,326,002.00	0.58%
	Urban	37,421,611.79	39,553,779.85	39,573,832.46	0.05%
Waconia		41,890,351.82	44,218,332.86	49,433,076.06	11.79%
Watertown	Rural	30,671,945.69	35,666,635.37	41,306,912.41	15.81%
	Urban	46,296,122.49	53,719,513.14	60,689,900.11	12.98%
	EMV Based	0.03591140	0.03683320	0.04118902	11.83%

SCHOOL DISTRICTS		Final Pay 2011	Final Pay 2012	Final Pay 2013	2012/2013 % Change
# 108		17,054,740.94	22,230,622.87	19,051,526.04	-14.30%
	EMV Based	0.12352817	0.12836021	0.12493302	-2.67%
# 110		31,142,632.69	34,381,562.86	38,504,355.80	11.99%
	EMV Based	0.16968640	0.13357228	0.15990528	19.71%
# 111		37,779,151.34	43,713,143.50	47,582,562.37	8.85%
	EMV Based	0.08681499	0.12392988	0.12671489	2.25%
# 112		40,235,538.11	44,382,468.30	45,319,463.24	2.11%
	EMV Based	0.21101275	0.21906923	0.23642088	7.92%
# 276		21,274,000.00	23,015,000.00	24,487,000.00	6.40%
	EMV Based	0.22564000	0.22513000	0.24607000	9.30%
# 424		12,249,000.00	8,437,000.00	16,044,000.00	90.16%
	EMV Based	0.26719000	0.25660000	0.27215000	6.06%
# 716		38,310,000.00	40,597,000.00	41,653,000.00	2.60%
	EMV Based	0.08712000	0.09769000	0.08986000	-8.02%
# 2687		29,681,000.00	35,358,000.00	35,892,000.00	1.51%
	EMV Based	0.15595000	0.14727000	0.14828000	0.69%
# 2859		5,849,000.00	6,187,000.00	6,655,000.00	7.56%
	EMV Based	0.18248000	0.20248000	0.18899000	-6.66%

CARVER COUNTY RATE COMPARISON

COUNTY RATES	Final Pay 2011	Final Pay 2012	Final Pay 2013	2012/2013 % Change
Carver County	41.75163375	43.56239278	46.11539593	5.86%
Carver County CDA (fka HRA)	1.77660992	1.88676271	1.79946734	-4.63%
Carver County Rail Authority	0.10871891	0.11710280	0.12099699	3.33%
MISC DISTRICTS	Final Pay 2011	Final Pay 2012	Final Pay 2013	2012/2013 % Change
Met Council	0.85143190	0.97927700	1.02473414	4.64%
Met Transit District- Chanhasen & Chaska	1.54604861	1.66921097	1.72826517	3.54%
Mosquito Control	0.50567229	0.56025900	0.57703134	2.99%
Chaska City HRA	0.35689970	0.39121154	0.41093480	5.04%
Norwood Young America EDA	1.59358830	1.27260905	1.56482396	22.96%
Watertown EDA	1.30040474	1.53731317	1.34883834	-12.26%
WS#1 Lower MN (060)	0.22782966	0.43541513	0.59897152	37.56%
WS#2 Riley Purg (064)	1.34082722	1.58529978	1.47379381	-7.03%
WS#3 Minnehaha (062)	1.66498202	1.77510323	1.80507084	1.69%
WS#4 Buffalo Creek (005)	0.66875670	0.67830968	0.84491908	24.56%
Carver County Watersheds:	Final Pay 2011	Final Pay 2012	Final Pay 2013	2012/2013 % Change
Carver County WMO (067)	N/A	0.96817341	1.01922323	5.27%
Bevens Creek WS (555)	0.87223172	N/A	N/A	N/A
Carver Creek WS (556)	0.93165841	N/A	N/A	N/A
Crow River WS (557)	0.98936449	N/A	N/A	N/A
East Chaska Creek WS (558)	0.82211842	N/A	N/A	N/A
West Chaska Creek WS (559)	0.82064846	N/A	N/A	N/A
Pioneer Sarah WS (560)	0.74607420	N/A	N/A	N/A
Fiscal Disparity Rate	129.327	141.945	153.491	8.13%
Ag. Preserve Rate	80.000	83.000	89.000	7.23%
State General Tax Rate (Commercial)	49.043	51.100	52.523	2.78%
State General Tax Rate (Seasonal Rec)	19.145	20.750	22.327	7.60%

(Applicable to regular tax capacity of Commercial, Industrial, Pub Utilities, Railroads, Personal Property, & *Seasonal Rec classifications)
(*Non-commercial Seasonal Rec - .40% of 1st \$76,000 value used to determine tax capacity for State General Tax.)

All rates are Tax Capacity based unless otherwise noted.

Rates shown are before reduction of DRA (Disparity Reduction Aid) rates and before EHCA (Education Homestead Credit Aid) and EACR (Education Agricultural Credit Aid) rates, if applicable.

New for Pay 2012: Residential Homestead Market Value Exclusion (Residential Homestead Market Value Credit Eliminated for Pay 2012)			
New Residential Homestead Market Value Exclusion reduces the taxable market value of a property for tax calculation. This replaces the Residential Homestead Market Value Credit			
Pay 2011 Residential Homestead Credit Examples (Eliminated for Pay 2012)		Pay 2012 Residential Homestead Market Value Exclusion Examples	
Total Taxable Market Value	Homestead Credit Amount	Total Estimated Market Value	Homestead Market Value Exclusion
\$50,000	\$200	\$50,000	\$20,000
\$75,000	\$300	\$75,000	\$30,000
\$76,000	\$304	\$76,000	\$30,400
\$100,000	\$282	\$100,000	\$28,200
\$200,000	\$192	\$200,000	\$19,200
\$300,000	\$102	\$300,000	\$10,200
\$350,000	\$57	\$350,000	\$5,700
\$400,000	\$12	\$400,000	\$1,200
\$413,800	\$0	\$413,800	\$0
\$450,000	\$0	\$450,000	\$0
Agricultural Homestead Market Value Credit			
AG Homestead Taxable MV Credit (Applies to Ag Homestead property & excludes House-Garage-1 Acre value)		.30% of Taxable Market Value up to \$115,000 (Maximum of \$345.00)	
Agricultural Homestead Credit Phase Out		.05% of Taxable Market Value over \$115,000 (Maximum Reduction Amount is \$115 = \$230 Minimum Credit)	
Agricultural Homestead Credit Examples			
Total Taxable Market Value	Homestead Credit Amount		
\$50,000	\$150		
\$75,000	\$225		
\$100,000	\$300		
\$115,000	\$345		
\$150,000	\$327		
\$200,000	\$302		
\$345,000	\$230		
\$600,000	\$230		
Credit Calculations: *Ag Homestead MV Credits reduce only TC based taxes. Credits in excess of TC based taxes cannot be used to reduce Referenda Market Value based taxes or state tax.			

CARVER COUNTY RATE COMPARISON

TOWNSHIPS		Proposed Pay 2013	Final Pay 2013	Proposed/Final % Change
Benton		14.34126540	14.34557799	0.03%
Camden	Proper	15.17743892	15.18825071	0.07%
	NYA Fire Dist	3.30275467	3.30306369	0.01%
	New Germany Fire Dist	4.79575071	4.79575071	0.00%
	Mayer Fire Dist	3.51528283	3.52703093	0.33%
	Plato Fire Dist	3.29980532	3.29980532	0.00%
Dahlgren		16.61998247	16.69482306	0.45%
Hancock		15.83808448	15.83160882	-0.04%
Hollywood		12.96935363	12.96630015	-0.02%
Laketown		18.75606182	18.76475594	0.05%
San Francisco	Proper	15.89409715	15.86308357	-0.20%
	Carver fire/amb	4.99600391	4.99095037	-0.10%
	Cologne fire/amb	3.28969656	3.26860003	-0.64%
	Belle Plaine fire/amb	3.34551945	3.33783321	-0.23%
Waconia		9.74612917	9.73586815	-0.11%
Watertown		17.85303529	17.93663531	0.47%
Young America	Proper	16.82633411	16.78809606	-0.23%
	NYA Fire Dist	3.84487442	3.84256262	-0.06%
	Hamburg Fire Dist	6.26497943	6.23378819	-0.50%
	Plato Fire Dist	3.97330117	3.97330117	0.00%

CITIES		Proposed Pay 2013	Final Pay 2013	Proposed/Final % Change
Carver		57.06050989	57.32031582	0.46%
	EMV Based	0.00000000	0.00000000	N/A
Chanhassen	Rural	22.51474879	22.24949473	-1.18%
	Urban	28.78463030	28.42838007	-1.24%
	EMV Based	0.01393846	0.01395631	0.13%
Chaska	Rural	14.00938538	14.03763025	0.20%
	Urban	28.01877075	28.07526049	0.20%
Cologne		80.08806868	80.31211298	0.28%
Hamburg		122.47208044	122.83333670	0.29%
Mayer	Rural	50.48086333	48.33678554	-4.25%
	Urban	75.92280587	68.83892891	-9.33%
New Germany		76.37801136	76.45499324	0.10%
Norwood Young America		68.39270893	62.29245159	-8.92%
	Norwood Debt-EMV based	0.02087312	0.02087312	0.00%
Victoria	Rural	20.47974008	20.32600200	-0.75%
	Urban	39.96065502	39.57383246	-0.97%
Waconia		51.57636329	49.43307606	-4.16%
Watertown	Rural	47.52943907	41.30691241	-13.09%
	Urban	70.36146206	60.68990011	-13.75%
	EMV Based	0.04118557	0.04118902	0.01%

SCHOOL DISTRICTS		Proposed Pay 2013	Final Pay 2013	Proposed/Final % Change
# 108		19.26895755	19.05152604	-1.13%
	EMV Based	0.12483851	0.12493302	0.08%
# 110		38.41120151	38.50435580	0.24%
	EMV Based	0.15983163	0.15990528	0.05%
# 111		47.54811006	47.58256237	0.07%
	EMV Based	0.12674317	0.12671489	-0.02%
# 112		45.21660957	45.31946324	0.23%
	EMV Based	0.23620904	0.23642088	0.09%
# 276		24.45800000	24.48700000	0.12%
	EMV Based	0.24605000	0.24607000	0.01%
# 424		19.24600000	16.04400000	-16.64%
	EMV Based	0.27196000	0.27215000	0.07%
# 716		41.56600000	41.65300000	0.21%
	EMV Based	0.08984000	0.08986000	0.02%
# 2687		35.79300000	35.89200000	0.28%
	EMV Based	0.14824000	0.14828000	0.03%
# 2859		6.64500000	6.65500000	0.15%
	EMV Based	0.18885000	0.18899000	0.07%

CARVER COUNTY RATE COMPARISON

COUNTY RATES	Proposed Pay 2013	Final Pay 2013	Proposed/Final % Change
Carver County	46.03051753	46.11539593	0.18%
Carver County CDA (fka HRA)	1.79615531	1.79946734	0.18%
Carver County Rail Authority	0.12077428	0.12099699	0.18%
MISC DISTRICTS	Proposed Pay 2013	Final Pay 2013	Proposed/Final % Change
Met Council	1.02284804	1.02473414	0.18%
Met Transit District- Chanhassen & Chaska	1.72592446	1.72826517	0.14%
Mosquito Control	0.57596928	0.57703134	0.18%
Chaska City HRA	0.41011646	0.41093480	0.20%
Norwood Young America EDA	1.55993965	1.56482396	0.31%
Watertown EDA	1.34744947	1.34883834	0.10%
WS#1 Lower MN (060)	0.59655948	0.59897152	0.40%
WS#2 Riley Purg (064)	1.47062698	1.47379381	0.22%
WS#3 Minnehaha (062)	1.86582824	1.80507084	-3.26%
WS#4 Buffalo Creek (005)	0.85556031	0.84491908	-1.24%
Carver County Watersheds:	Proposed Pay 2013	Final Pay 2013	Proposed/Final % Change
Carver County WMO (067)	1.01715361	1.01922323	0.20%
Fiscal Disparity Rate	153.491	153.491	0.00%
Ag. Preserve Rate	89.000	89.000	0.00%
State General Tax Rate (Commercial)	53.000	52.523	-0.90%
State General Tax Rate (Seasonal Rec)	23.000	22.327	-2.93%

(Applicable to regular tax capacity of Commercial, Industrial, Pub Utilities, Railroads, Personal Property, & *Seasonal Rec classifications)
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