

**CARVER COUNTY
RATE COMPARISON**

TOWNSHIPS		Final Pay 2015	Final Pay 2016	Final Pay 2017	2016/2017 % Change
Benton		12.62096468	12.27943340	11.41884665	-7.01%
Camden	Proper	9.73797867	9.37618519	15.36165800	63.84%
	NYA Fire Dist	3.28965311	4.43998317	4.96040694	11.72%
	New Germany Fire Dist	4.70634177	4.65439842	5.24791487	12.75%
	Mayer Fire Dist	4.21102833	4.81759263	4.77139847	-0.96%
	Plato Fire Dist	2.50526808	2.48028568	2.47087595	-0.38%
Dahlgren		14.31321891	13.98894332	10.20690054	-27.04%
Hancock		15.35866640	15.19937566	14.40039534	-5.26%
Hollywood		16.76258937	17.18040772	16.96818464	-1.24%
Laketown		16.80318920	16.14400079	16.05713845	-0.54%
San Francisco	Proper	17.63818670	16.85708162	16.60678160	-1.48%
	Carver fire/amb	4.85275242	4.59732310	4.19262020	-8.80%
	Belle Plaine fire/amb	2.56172978	2.48381632	2.49819957	0.58%
Waconia		8.36054657	8.06022874	12.27713460	52.32%
Watertown		16.09105498	16.54575138	16.24035515	-1.85%
Young America	Proper	14.08850736	13.28603769	12.72726917	-4.21%
	NYA Fire Dist	3.88796905	4.26858280	4.08019395	-4.41%
	Hamburg Fire Dist	5.39923590	5.10997536	4.89233009	-4.26%
	Plato Fire Dist	3.24855005	5.08574930	2.98770129	-41.25%

CITIES		Final Pay 2015	Final Pay 2016	Final Pay 2017	2016/2017 % Change
Carver		48.95083342	48.99760180	49.57496237	1.18%
Chanhassen	Rural	19.01319941	18.68626024	18.23468516	-2.42%
	Urban	24.63317160	24.25249158	23.85464133	-1.64%
	RMV Based	0.01193505	0.01176602	0.01147773	-2.45%
Chaska	Annex	19.69335685	23.24538226	27.56404099	18.58%
	Rural	14.95697990	18.28288493	22.05123279	20.61%
	Urban	24.92829982	26.11840704	27.56404099	5.53%
Cologne		71.36363596	70.96202734	69.70240862	-1.78%
Hamburg		118.18102681	128.99300768	130.90193394	1.48%
Mayer	Rural	39.36165381	37.54787946	31.85150939	-15.17%
	Urban	59.57090967	58.91075591	53.29373158	-9.53%
New Germany	Rural	18.27509929	38.66329699	34.77304362	-10.06%
	Urban	73.63648340	111.29449426	99.88702106	-10.25%
Norwood Young America		62.94602939	66.35971680	72.08549590	8.63%
	Norwood Debt-RMV based	0.02021561	0.01868826	0.01770741	-5.25%
Victoria	Rural	16.59200940	16.05205140	16.37017687	1.98%
	Urban	31.73024897	31.52038584	31.43165635	-0.28%
Waconia		48.77959869	49.26702882	52.80459811	7.18%
Watertown	Rural	39.31022609	39.04994610	39.78520705	1.88%
	Urban	62.00988047	58.97122934	60.49914589	2.59%

SCHOOL DISTRICTS		Final Pay 2015	Final Pay 2016	Final Pay 2017	2016/2017 % Change
# 108		19.72637846	17.76056948	18.82641129	6.00%
	RMV Based	0.08952039	0.10252311	0.09959582	-2.86%
# 110		35.25221747	33.23252444	31.23480145	-6.01%
	RMV Based	0.12367550	0.12538620	0.12564365	0.21%
# 111		44.31124473	45.53697036	43.52417382	-4.42%
	RMV Based	0.12005701	0.12293410	0.12127788	-1.35%
# 112		39.12011922	39.24546036	37.00548004	-5.71%
	RMV Based	0.19496570	0.25671210	0.23815077	-7.23%
# 276		25.09300000	22.88700000	22.77000000	-0.51%
	RMV Based	0.26449000	0.30072000	0.29966000	-0.35%
# 424		14.05700000	13.77600000	11.32900000	-17.76%
	RMV Based	0.21334000	0.30308000	0.25301000	-16.52%
# 716		37.41166673	35.55688309	35.47789362	-0.22%
	RMV Based	0.12232092	0.12624316	0.11595448	-8.15%
# 2687		44.90200000	44.04700000	41.02900000	-6.85%
	RMV Based	0.11559000	0.14521000	0.13175000	-9.27%
# 2859		6.21400000	18.58500000	17.36200000	-6.58%
	RMV Based	0.15259000	0.15064000	0.14713000	-2.33%

CARVER COUNTY RATE COMPARISON

COUNTY RATES	Final Pay 2015	Final Pay 2016	Final Pay 2017	2016/2017 % Change
Carver County	40.48815766	38.88032906	38.85082146	-0.08%
Carver County CDA	1.58857127	1.70126632	1.73113535	1.76%
Carver County Rail Authority	0.09701702	0.10969584	0.10491184	-4.36%
MISC DISTRICTS	Final Pay 2015	Final Pay 2016	Final Pay 2017	2016/2017 % Change
Met Council	0.94729562	0.91420983	0.87681424	-4.09%
Met Transit District- Chanhassen & Chaska	1.47664301	1.48953000	1.48387944	-0.38%
Mosquito Control	0.49208606	0.47813235	0.47320382	-1.03%
Chaska City EDA	1.57405120	1.51921280	1.55701988	2.49%
Norwood Young America EDA	1.41934678	1.46326463	1.55636679	6.36%
Victoria EDA	1.60307996	1.39554706	1.40554506	0.72%
Watertown EDA	1.27372497	1.38662884	1.33863211	-3.46%
WS#1 Lower MN (060)	0.40942047	0.62232972	0.67617912	8.65%
WS#2 Riley Purg (064)	1.76570406	1.83355034	1.99992347	9.07%
WS#3 Minnehaha (062)	1.70279496	1.77126823	1.88180043	6.24%
WS#4 Buffalo Creek (005)	0.87348701	0.83261011	1.80522197	116.81%
Carver County Watersheds:	Final Pay 2015	Final Pay 2016	Final Pay 2017	2016/2017 % Change
Carver County WMO (067)	0.89102284	0.91218242	0.91891035	0.74%
Fiscal Disparity Rate	161.625	150.262	150.049	-0.14%
Ag. Preserve Rate	80.000	78.000	81.000	3.85%
State General Tax Rate (Commercial)	50.840	48.641	45.802	-5.84%
State General Tax Rate (Seasonal Rec)	21.703	21.167	20.845	-1.52%

(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 and are shown before reduction of DRA (Disparity Reduction Aid), if applicable.

Residential Homestead Market Value Exclusion	
Residential Homestead Market Value Exclusion reduces the taxable market value of a property for tax calculation.	
Residential Homestead Taxable MV Exclusion (applicable to Res Homestead property & House-Garage-1 Ac of Res Ag & Comm Seasonal Rec Res property)	40% of 1st \$76,000 of Taxable Market Value Reduction to exclusion: 9% of Taxable Market Value over \$76,000
Residential Homestead Market Value Exclusion Examples	
Total Estimated Market Value	Homestead Market Value Exclusion
\$50,000	\$20,000
\$75,000	\$30,000
\$76,000	\$30,400
\$100,000	\$28,200
\$200,000	\$19,200
\$300,000	\$10,200
\$350,000	\$5,700
\$400,000	\$1,200
\$413,800	\$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)	
Pay 2015 and 2016 Credit Examples	
.30% of Taxable Market Value up to \$115,000 .10% of Taxable Market Value over \$115,000 (Maximum of \$490)	
Total Taxable Market Value	Credit Amount
\$50,000	\$150
\$75,000	\$225
\$100,000	\$300
\$115,000	\$345
\$150,000	\$380
\$200,000	\$430
\$345,000	\$490
\$600,000	\$490
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.