

CARVER COUNTY RATE COMPARISON

TOWNSHIPS		Final Pay 2016	Final Pay 2017	Final Pay 2018	2017/2018 % Change
Benton		12.27943340	11.41884665	13.19062950	15.52%
Camden	Proper	9.37618519	15.36165800	14.09007602	-8.28%
	NYA Fire Dist	4.43998317	4.96040694	3.23643541	-34.75%
	New Germany Fire Dist	4.65439842	5.24791487	4.88826382	-6.85%
	Mayer Fire Dist	4.81759263	4.77139847	4.79654826	0.53%
	Plato Fire Dist	2.48028568	2.47087595	2.29349600	-7.18%
Dahlgren		13.98894332	10.20690054	10.95649334	7.34%
Hancock		15.19937566	14.40039534	14.24848462	-1.05%
Hollywood		17.18040772	16.96818464	17.57521942	3.58%
Laketown		16.14400079	16.05713845	15.54583813	-3.18%
San Francisco	Proper	16.85708162	16.60678160	15.86760652	-4.45%
	Carver fire/amb	4.59732310	4.19262020	5.37446328	28.19%
	Belle Plaine fire/amb	2.48381632	2.49819957	3.44690741	37.98%
Waconia		8.06022874	12.27713460	11.54519477	-5.96%
Watertown		16.54575138	16.24035515	14.75432022	-9.15%
Young America	Proper	13.28603769	12.72726917	12.32420596	-3.17%
	NYA Fire Dist	4.26858280	4.08019395	3.98800937	-2.26%
	Hamburg Fire Dist	5.10997536	4.89233009	4.69397682	-4.05%
Plato Fire Dist		5.08574930	2.98770129	2.82814887	-5.34%

CITIES		Final Pay 2016	Final Pay 2017	Final Pay 2018	2017/2018 % Change
Carver		48.99760180	49.57496237	47.70286754	-3.78%
Chanhassen	Rural	18.68626024	18.23468516	17.25454329	-5.38%
	Urban	24.25249158	23.85464133	22.66614244	-4.98%
	RMV Based	0.01176602	0.01147773	0.01113466	-2.99%
Chaska	Annex	23.24538226	27.56404099	27.23423503	-1.20%
	Rural	18.28288493	22.05123279	24.51081153	11.15%
	Urban	26.11840704	27.56404099	27.23423503	-1.20%
Cologne		70.96202734	69.70240862	67.95190441	-2.51%
Hamburg		128.99300768	130.90193394	103.20053000	-21.16%
Mayer	Rural	37.54787946	31.85150939	26.75858867	-15.99%
	Urban	58.91075591	53.29373158	50.61197991	-5.03%
New Germany	Rural	38.66329699	34.77304362	33.65368380	-3.22%
	Urban	111.29449426	99.88702106	98.75023906	-1.14%
Norwood Young America		66.35971680	72.08549590	71.83644297	-0.35%
Norwood Debt-RMV based		0.01868826	0.01770741	0.01568245	-11.44%
Victoria	Rural	16.05205140	16.37017687	16.08829661	-1.72%
	Urban	31.52038584	31.43165635	31.49540889	0.20%
Waconia		49.26702882	52.80459811	52.83585366	0.06%
Watertown	Rural	39.04994610	39.78520705	38.57437010	-3.04%
	Urban	58.97122934	60.49914589	59.54859733	-1.57%

SCHOOL DISTRICTS		Final Pay 2016	Final Pay 2017	Final Pay 2018	2017/2018 % Change
#108		17.76056948	18.82641129	17.96146138	-4.59%
#108	RMV Based	0.10252311	0.09959582	0.11074651	11.20%
	RMV Based	33.23252444	31.23480145	33.49291051	7.23%
#110	RMV Based	0.12538620	0.12564365	0.11856463	-5.63%
	RMV Based	45.53697036	43.52417382	44.08530846	1.29%
#111	RMV Based	0.12293410	0.12127788	0.12422166	2.43%
	RMV Based	39.24546036	37.00548004	33.83738096	-8.56%
#112	RMV Based	0.25671210	0.23815077	0.23096398	-3.02%
	RMV Based	22.88700000	22.77000000	23.13300000	1.59%
#276	RMV Based	0.30072000	0.29966000	0.30308000	1.14%
	RMV Based	13.77600000	11.32900000	10.65000000	-5.99%
#424	RMV Based	0.30308000	0.25301000	0.24522000	-3.08%
	RMV Based	35.55688309	35.47789362	36.36239564	2.49%
#716	RMV Based	0.12624316	0.11595448	0.11777622	1.57%
	RMV Based	44.04700000	41.02900000	39.51600000	-3.69%
#2687	RMV Based	0.14521000	0.13175000	0.11598000	-11.97%
	RMV Based	18.58500000	17.36200000	16.65700000	-4.06%
#2859	RMV Based	0.15064000	0.14713000	0.14715000	0.01%

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COUNTY RATES	Final Pay 2016	Final Pay 2017	Final Pay 2018	2017/2018 % Change
Carver County	38.88032906	38.85082146	37.43567297	-3.64%
Carver County CDA	1.70126632	1.73113535	1.63992538	-5.27%
Carver County Rail Authority	0.10969584	0.10491184	0.11416645	8.82%
MISC DISTRICTS	Final Pay 2016	Final Pay 2017	Final Pay 2018	2017/2018 % Change
Met Council	0.91420983	0.87681424	0.82675038	-5.71%
Met Transit District- Chanhassen & Chaska	1.48953000	1.48387944	1.36626507	-7.93%
Mosquito Control	0.47813235	0.47320382	0.44605329	-5.74%
Chaska City EDA	1.51921280	1.55701988	1.50336664	-3.45%
Norwood Young America EDA	1.46326463	1.55636679	1.41334216	-9.19%
Victoria EDA	1.39554706	1.40554506	1.25537481	-10.68%
Watertown EDA	1.38662884	1.33863211	1.35019612	0.86%
WS#1 Lower MN (060)	0.62232972	0.67617912	0.59357537	-12.22%
WS#2 Riley Purg (064)	1.83355034	1.99992347	2.25782667	12.90%
WS#3 Minnehaha (062)	1.77126823	1.88180043	1.69342570	-10.01%
WS#4 Buffalo Creek (005)	0.83261011	1.80522197	1.93376827	7.12%
Carver County Watersheds:	Final Pay 2016	Final Pay 2017	Final Pay 2018	2017/2018 % Change
Carver County WMO (067)	0.91218242	0.91891035	0.96669315	5.20%
Fiscal Disparity Rate	150.262	150.049	145.095	-3.30%
Ag. Preserve Rate	78.000	81.000	82.000	1.23%
State General Tax Rate (Commercial)	48.641	45.802	43.865	-4.23%
State General Tax Rate (Seasonal Rec)	21.167	20.845	20.779	-0.32%

(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)	
Ag Homestead Market Value 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.