

**CARVER COUNTY
RATE COMPARISON**

TOWNSHIPS		Final Pay 2013	Final Pay 2014	Final Pay 2015	2014/2015 % Change
Benton		14.34557799	12.78567696	12.62096468	-1.29%
Camden	Proper	15.18825071	10.04500555	9.73797867	-3.06%
	NYA Fire Dist	3.30306369	3.00098396	3.28965311	9.62%
	New Germany Fire Dist	4.79575071	4.80014313	4.70634177	-1.95%
	Mayer Fire Dist	3.52703093	3.29587392	4.21102833	27.77%
	Plato Fire Dist	3.29980532	2.70793822	2.50526808	-7.48%
Dahlgren		16.69482306	15.48618792	14.31321891	-7.57%
Hancock		15.83160882	13.47207795	15.35866640	14.00%
Hollywood		12.96630015	11.74851167	16.76258937	42.68%
Laketown		18.76475594	18.12063183	16.80318920	-7.27%
San Francisco	Proper	15.86308357	17.57196372	17.63818670	0.38%
	Carver fire/amb	4.99095037	6.01599582	4.85275242	-19.34%
	Cologne fire/amb	3.26860003	0.00000000	0.00000000	0.00%
	Belle Plaine fire/amb	3.33783321	2.30089533	2.56172978	11.34%
Waconia		9.73586815	9.09581595	8.36054657	-8.08%
Watertown		17.93663531	16.92591843	16.09105498	-4.93%
Young America	Proper	16.78809606	14.53549809	14.08850736	-3.08%
	NYA Fire Dist	3.84256262	4.12054536	3.88796905	-5.64%
	Hamburg Fire Dist	6.23378819	5.39422072	5.39923590	0.09%
	Plato Fire Dist	3.97330117	3.27131557	3.24855005	-0.70%
CITIES		Final Pay 2013	Final Pay 2014	Final Pay 2015	2014/2015 % Change
Carver		57.32031582	54.55534666	48.95083342	-10.27%
Chanassen	Rural	22.24949473	21.30374425	19.01319941	-10.75%
	Urban	28.42838007	27.23862108	24.63317160	-9.57%
	RMV Based	0.01395631	0.01335295	0.01193505	-10.62%
Chaska	Annex	0.00000000	0.00000000	19.69335685	100.00%
	Rural	14.03763025	13.29314738	14.95697990	12.52%
	Urban	28.07526049	26.58629473	24.92829982	-6.24%
Cologne		80.31211298	78.64978530	71.36363596	-9.26%
Hamburg		122.83333670	123.73418690	118.18102681	-4.49%
Mayer	Rural	48.33678554	47.36741645	39.36165381	-16.90%
	Urban	68.83892891	67.78395181	59.57090967	-12.12%
New Germany	Rural	0.00000000	0.00000000	18.27509929	100.00%
	Urban	76.45499324	118.05856681	73.63648340	-37.63%
Norwood Young America		62.29245159	64.08618083	62.94602939	-1.78%
	Norwood Debt-RMV based	0.02087312	0.02163096	0.02021561	-6.54%
Victoria	Rural	20.32600200	19.47270596	16.59200940	-14.79%
	Urban	39.57383246	37.88738490	31.73024897	-16.25%
Waconia		49.43307606	49.42316098	48.77959869	-1.30%
Watertown	Rural	41.30691241	42.45447426	39.31022609	-7.41%
	Urban	60.68990011	65.30465042	62.00988047	-5.05%
	RMV Based	0.04118902	0.04133999	0.00000000	-100.00%
SCHOOL DISTRICTS		Final Pay 2013	Final Pay 2014	Final Pay 2015	2014/2015 % Change
#108		19.05152604	20.28772936	19.72637846	-2.77%
	RMV Based	0.12493302	0.10985675	0.08952039	-18.51%
#110		38.50435580	36.30684677	35.25221747	-2.90%
	RMV Based	0.15990528	0.13712814	0.12367550	-9.81%
#111		47.58256237	46.12333673	44.31124473	-3.93%
	RMV Based	0.12671489	0.11974165	0.12005701	0.26%
#112		45.31946324	44.91726739	39.12011922	-12.91%
	RMV Based	0.23642088	0.20143990	0.19496570	-3.21%
#276		24.48700000	24.37400000	25.09300000	2.95%
	RMV Based	0.24607000	0.27019000	0.26449000	-2.11%
#424		16.04400000	17.46900000	14.05700000	-19.53%
	RMV Based	0.27215000	0.21804000	0.21334000	-2.16%
#716		41.65300000	39.06977113	37.41166673	-4.24%
	RMV Based	0.08986000	0.13491335	0.12232092	-9.33%
#2687		35.89200000	51.97200000	44.90200000	-13.60%
	RMV Based	0.14828000	0.14356000	0.11559000	-19.48%
#2859		6.65500000	6.80000000	6.21400000	-8.62%
	RMV Based	0.18899000	0.15692000	0.15259000	-2.76%

CARVER COUNTY RATE COMPARISON

COUNTY RATES	Final Pay 2013	Final Pay 2014	Final Pay 2015	2014/2015 % Change
Carver County	46.11539593	45.21054839	40.48815766	-10.45%
Carver County CDA	1.79946734	1.75875241	1.58857127	-9.68%
Carver County Rail Authority	0.12099699	0.11363614	0.09701702	-14.62%
MISC DISTRICTS	Final Pay 2013	Final Pay 2014	Final Pay 2015	2014/2015 % Change
Met Council	1.02473414	1.04755775	0.94729562	-9.57%
Met Transit District- Chanhassen & Chaska	1.72826517	1.71165661	1.47664301	-13.73%
Mosquito Control	0.57703134	0.55137607	0.49208606	-10.75%
Chaska City HRA	0.41093480	0.39126223	1.57405120	302.30%
Norwood Young America EDA	1.56482396	1.27799746	1.41934678	11.06%
Victoria EDA	0.00000000	0.00000000	1.60307996	100.00%
Watertown EDA	1.34883834	1.46480365	1.27372497	-13.04%
WS#1 Lower MN (060)	0.59897152	0.64766107	0.40942047	-36.78%
WS#2 Riley Purg (064)	1.47379381	1.80322559	1.76570406	-2.08%
WS#3 Minnehaha (062)	1.80507084	1.78777719	1.70279496	-4.75%
WS#4 Buffalo Creek (005)	0.84491908	0.80841998	0.87348701	8.05%
Carver County Watersheds:	Final Pay 2013	Final Pay 2014	Final Pay 2015	2014/2015 % Change
Carver County WMO (067)	1.01922323	1.01633143	0.89102284	-12.33%
Fiscal Disparity Rate	153.491	163.121	161.625	-0.92%
Ag. Preserve Rate	89.000	87.000	80.000	-8.05%
State General Tax Rate (Commercial)	52.523	52.160	50.840	-2.53%
State General Tax Rate (Seasonal Rec)	22.327	22.836	21.703	-4.96%

(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 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 (Change to calculation for Pay 2015)			
AG Homestead Taxable MV Credit (Applies to Ag Homestead property & excludes House-Garage-1 Acre value)			
Pay 2013 and 2014 Credit Examples		Pay 2015 Credit Examples	
.30% of Taxable Market Value up to \$115,000 (Max of \$345) Reduction = .05% of Taxable Market Value over \$115,000 (Maximum Reduction Amount is \$115 = \$230 Minimum Credit)		.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	Total Taxable Market Value	Credit Amount
\$50,000	\$150	\$50,000	\$150
\$75,000	\$225	\$75,000	\$225
\$100,000	\$300	\$100,000	\$300
\$115,000	\$345	\$115,000	\$345
\$150,000	\$327	\$150,000	\$380
\$200,000	\$302	\$200,000	\$430
\$345,000	\$230	\$345,000	\$490
\$600,000	\$230	\$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.			