

CARVER COUNTY RATE COMPARISON

TOWNSHIPS		Final Pay 2014	Final Pay 2015	Final Pay 2016	2015/2016 % Change
Benton		12.78567696	12.62096468	12.27943340	-2.71%
Camden	Proper	10.04500555	9.73797867	9.37618519	-3.72%
	NYA Fire Dist	3.00098396	3.28965311	4.43998317	34.97%
	New Germany Fire Dist	4.80014313	4.70634177	4.65439842	-1.10%
	Mayer Fire Dist	3.29587392	4.21102833	4.81759263	14.40%
	Plato Fire Dist	2.70793822	2.50526808	2.48028568	-1.00%
Dahlgren		15.48618792	14.31321891	13.98894332	-2.27%
Hancock		13.47207795	15.35866640	15.19937566	-1.04%
Hollywood		11.74851167	16.76258937	17.18040772	2.49%
Laketown		18.12063183	16.80318920	16.14400079	-3.92%
San Francisco	Proper	17.57196372	17.63818670	16.85708162	-4.43%
	Carver fire/amb	6.01599582	4.85275242	4.59732310	-5.26%
	Belle Plaine fire/amb	2.30089533	2.56172978	2.48381632	-3.04%
Waconia		9.09581595	8.36054657	8.06022874	-3.59%
Watertown		16.92591843	16.09105498	16.54575138	2.83%
Young America	Proper	14.53549809	14.08850736	13.28603769	-5.70%
	NYA Fire Dist	4.12054536	3.88796905	4.26858280	9.79%
	Hamburg Fire Dist	5.39422072	5.39923590	5.10997536	-5.36%
	Plato Fire Dist	3.27131557	3.24855005	5.08574930	56.55%

CITIES		Final Pay 2014	Final Pay 2015	Final Pay 2016	2015/2016 % Change
Carver		54.55534666	48.95083342	48.99760180	0.10%
Chanhassen	Rural	21.30374425	19.01319941	18.68626024	-1.72%
	Urban	27.23862108	24.63317160	24.25249158	-1.55%
	RMV Based	0.01335295	0.01193505	0.01176602	-1.42%
Chaska	Annex	0.00000000	19.69335685	23.24538226	18.04%
	Rural	13.29314738	14.95697990	18.28288493	22.24%
	Urban	26.58629473	24.92829982	26.11840704	4.77%
Cologne		78.64978530	71.36363596	70.96202734	-0.56%
Hamburg		123.73418690	118.18102681	128.99300768	9.15%
Mayer	Rural	47.36741645	39.36165381	37.54787946	-4.61%
	Urban	67.78395181	59.57090967	58.91075591	-1.11%
New Germany	Rural	0.00000000	18.27509929	38.66329699	111.56%
	Urban	118.05856681	73.63648340	111.29449426	51.14%
Norwood Young America		64.08618083	62.94602939	66.35971680	5.42%
	Norwood Debt-RMV based	0.02163096	0.02021561	0.01868826	-7.56%
Victoria	Rural	19.47270596	16.59200940	16.05205140	-3.25%
	Urban	37.88738490	31.73024897	31.52038584	-0.66%
Waconia		49.42316098	48.77959869	49.26702882	1.00%
Watertown	Rural	42.45447426	39.31022609	39.04994610	-0.66%
	Urban	65.30465042	62.00988047	58.97122934	-4.90%
	RMV Based	0.04133999	0.00000000	0.00000000	0.00%

SCHOOL DISTRICTS		Final Pay 2014	Final Pay 2015	Final Pay 2016	2015/2016 % Change
#108		20.28772936	19.72637846	17.76056948	-9.97%
	RMV Based	0.10985675	0.08952039	0.10252311	14.52%
#110		36.30684677	35.25221747	33.23252444	-5.73%
	RMV Based	0.13712814	0.12367550	0.12538620	1.38%
#111		46.12333673	44.31124473	45.53697036	2.77%
	RMV Based	0.11974165	0.12005701	0.12293410	2.40%
#112		44.91726739	39.12011922	39.24546036	0.32%
	RMV Based	0.20143990	0.19496570	0.25671210	31.67%
#276		24.37400000	25.09300000	22.88700000	-8.79%
	RMV Based	0.27019000	0.26449000	0.30072000	13.70%
#424		17.46900000	14.05700000	13.77600000	-2.00%
	RMV Based	0.21804000	0.21334000	0.30308000	42.06%
#716		39.06977113	37.41166673	35.55688309	-4.96%
	RMV Based	0.13491335	0.12232092	0.12624316	3.21%
#2687		51.97200000	44.90200000	44.04700000	-1.90%
	RMV Based	0.14336000	0.11559000	0.14521000	25.63%
#2859		6.80000000	6.21400000	18.58500000	199.08%
	RMV Based	0.15692000	0.15259000	0.15064000	-1.28%

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COUNTY RATES	Final Pay 2014	Final Pay 2015	Final Pay 2016	2015/2016 % Change
Carver County	45.21054839	40.48815766	38.88032906	-3.97%
Carver County CDA	1.75875241	1.58857127	1.70126632	7.09%
Carver County Rail Authority	0.11363614	0.09701702	0.10969584	13.07%
MISC DISTRICTS	Final Pay 2014	Final Pay 2015	Final Pay 2016	2015/2016 % Change
Met Council	1.04755775	0.94729562	0.91420983	-3.49%
Met Transit District- Chanhassen & Chaska	1.71165661	1.47664301	1.48953000	0.87%
Mosquito Control	0.55137607	0.49208606	0.47813235	-2.84%
Chaska City EDA	0.39126223	1.57405120	1.51921280	-3.48%
Norwood Young America EDA	1.27799746	1.41934678	1.46326463	3.09%
Victoria EDA	0.00000000	1.60307996	1.39554706	-12.95%
Watertown EDA	1.46480365	1.27372497	1.38662884	8.86%
WS#1 Lower MN (060)	0.64766107	0.40942047	0.62232972	52.00%
WS#2 Riley Purg (064)	1.80322559	1.76570406	1.83355034	3.84%
WS#3 Minnehaha (062)	1.78777719	1.70279496	1.77126823	4.02%
WS#4 Buffalo Creek (005)	0.80841998	0.87348701	0.83261011	-4.68%
Carver County Watersheds:	Final Pay 2014	Final Pay 2015	Final Pay 2016	2015/2016 % Change
Carver County WMO (067)	1.01633143	0.89102284	0.91218242	2.37%
Fiscal Disparity Rate	163.121	161.625	150.262	-7.03%
Ag. Preserve Rate	87.000	80.000	78.000	-2.50%
State General Tax Rate (Commercial)	52.160	50.840	48.641	-4.33%
State General Tax Rate (Seasonal Rec)	22.836	21.703	21.167	-2.47%

(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.				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Residential Homestead Taxable MV Exclusion (applicable to Res Homestead property & House-Garage-1 Ac of Res Ag & Comm Seasonal Rec Res property)</td> <td style="width: 50%; border: none;">40% of 1st \$76,000 of Taxable Market Value Reduction to exclusion: 9% of Taxable Market Value over \$76,000</td> </tr> </table>			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 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 (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		
.50% 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)		.50% 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		
\$50,000	\$150	\$50,000		
\$75,000	\$225	\$75,000		
\$100,000	\$300	\$100,000		
\$115,000	\$345	\$115,000		
\$150,000	\$327	\$150,000		
\$200,000	\$302	\$200,000		
\$345,000	\$230	\$345,000		
\$600,000	\$230	\$600,000		
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.				