

	2018 LEVY	2019 LEVY	% CHANGE	COMMENTS
Residential Property -				
Property Value	\$ 200,000	\$ 218,140	9.07%	Increase in value per County
Less:Market Value Exclusion	(19,240)	(17,607)		Max Benefit + \$30,400/Phase out + \$413,778
Taxable Market Value	180,760	200,533		Subtract MV Exclusion from Estimated Market Value
Class Rate	1.00%	1.00%		Set by Legislature (over \$500K is 1.25%)
Tax Capacity	1,808	2,005		Taxable Market Value times Class Rate
City of Big Lake Tax Rate	56.317%	52.316%	-4.001%	Tax Levy divided by Tax Capacity of all parcels
City of Big Lake Estimated Taxes	\$ 1,018	\$ 1,049	3.06%	Tax Capacity times tax Rate **\$31 increase for the year = \$2.59 per month
Commercial Property				
Property Value	\$ 1,000,000	\$ 983,600	-1.64%	Decrease in value per County
Tax Capacity	19,250	18,922		1st \$150,000 rate class is 1.5%, then rest at 2%
City of Big Lake Tax Rate	56.317%	52.316%		
City of Big Lake Estimated Taxes	\$ 10,841	\$ 9,899	-8.69%	Tax Capacity time Tax Rate **\$942 decrease for the year
Tax Rates				
	2018 LEVY	2019 LEVY	% CHANGE	
City of Big Lake	56.317%	52.316%	-4.00%	
Sherburne County	50.825%	47.629%	-3.20%	
School District Voter Approved	42.943%	42.560%	-0.38%	
Total Local Tax Rate (NTC)	150.085%	142.505%	-7.58%	
School District Other local levies (Market)	0.1866%	0.18172%	-0.005%	
Estimated Taxes for \$200,000 home in 2018 that value increased to \$218,140 in 2019				
City of Big Lake	\$ 1,018	\$ 1,049	3.06%	
Sherburne County	919	955	3.96%	
School District	1,150	1,250	8.73%	
Total Estimated Property Tax	\$ 3,086	\$ 3,254	5.44%	Increase per year and then by month
				\$ 168
				\$ 13.99