

	2019 LEVY	2020 LEVY	% CHANGE	COMMENTS
Residential Property -				
Property Value	\$ 200,000	\$ 216,000	8.00%	Increase in value per County
Less:Market Value Exclusion	(19,240)	(17,800)		Max Benefit + \$30,400/Phase out > \$413,778
Taxable Market Value	180,760	198,200		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	1,982		Taxable Market Value times Class Rate
City of Big Lake Tax Rate	52.472%	50.620%	-1.852%	Tax Levy divided by Tax Capacity of all parcels
City of Big Lake Estimated Tax: \$	948	\$ 1,003	5.78%	Tax Capacity times tax Rate
				**Increase of \$55 per year or \$5 per month - City portion only

	2019 LEVY	2020 LEVY	% CHANGE
Tax Rates			
City of Big Lake	52.472%	50.620%	-1.85%
Sherburne County	47.899%	47.363%	-0.54%
School District Voter Approved	42.767%	41.383%	-1.38%
Total Local Tax Rate (NTC)	143.138%	139.366%	-3.77%
School District Other local levy	0.18183%	0.19101%	0.009%

Estimated Taxes for \$200,000 home in 2019 that value increased to \$216,000 in 2020

City of Big Lake	\$ 948	\$ 1,003	5.78%	
Sherburne County	866	939	8.42%	
School District	1,137	1,233	8.45%	
Total Estimated Property Tax	\$ 2,951	\$ 3,175	7.58%	Projected increase \$224 per year or \$18 per month

	2019
City of Big Lake	32%
Sherburne County	29%
School District	39%

	2020
City of Big Lake	32%
Sherburne County	29%
School District	39%

Components of Tax Levy	2019	2020	\$ Change
General Revenue	2,878,446	3,291,711	413,265
Debt Service	1,320,964	1,144,242	(176,722)
Big Lake Economic Developm	130,000	130,000	-
	<u>\$ 4,329,410</u>	<u>\$ 4,565,953</u>	<u>\$ 236,543</u>

Tax Rate Comparisons	2019	2020	% Change
** City of Big Lake	52.472%	50.620%	-1.852%
** City of Becker	39.955%	41.625%	1.670%
City of Clear Lake	81.104%	74.113%	-6.991%
** City of Elk River	48.403%	49.016%	0.613%
City of Princeton	69.782%	66.450%	-3.332%
City of Zimmerman	44.578%	41.148%	-3.430%
** City of East St. Cloud	55.487%	55.801%	0.314%

**includes any Specials for Economic Development, HRA or Met Transit