

CARVER COUNTY RATE COMPARISON

TOWNSHIPS		Final Pay 2020	Final Pay 2021	Final Pay 2022	2021/2022 % Change
Benton		14.18439635	15.82126482	15.60363918	-1.38%
Camden	Proper	13.29370032	12.58432555	12.22610941	-2.85%
	NYA Fire Dist	3.73430649	4.21751908	4.61784893	9.49%
	New Germany Fire Dist	4.63791929	5.05936756	5.10912614	0.98%
	Mayer Fire Dist	4.78807167	4.84400002	6.21580708	28.32%
	Plato Fire Dist	3.30197844	1.63116788	1.60795467	-1.42%
Dahlgren		11.97698458	10.41606071	10.21095468	-1.97%
Hancock		13.15766424	14.34385433	14.07676895	-1.86%
Hollywood		16.91703499	18.65266608	18.35463553	-1.60%
Laketown		14.14031108	13.42995101	13.43209484	0.02%
San Francisco	Proper	13.52834742	13.69660459	14.08196335	2.81%
	Carver fire/amb	5.52220123	5.29157600	4.80610583	-9.17%
	Belle Plaine fire/amb	4.04242393	4.61316497	4.04055380	-12.41%
Waconia		11.76571006	11.01054402	11.56819714	5.06%
Watertown		13.88611191	13.26863495	12.96278818	-2.31%
Young America	Proper	12.00696757	11.57315251	11.47047284	-0.89%
	NYA Fire Dist	4.38377813	4.22060518	4.13029464	-2.14%
	Hamburg Fire Dist	4.62662568	4.45599226	4.48657110	0.69%
	Plato Fire Dist	2.86174890	2.79947791	2.81695590	0.62%
CITIES		Final Pay 2020	Final Pay 2021	Final Pay 2022	2021/2022 % Change
Carver		49.45279457	45.28225881	48.40026666	6.89%
Chanhassen	Rural	16.10710870	16.80526380	17.02537204	1.31%
	Urban	21.17558898	22.11399078	22.41520291	1.36%
	RMV Based	0.00956736	0.00000000	0.00000000	0.00%
Chaska		28.42488467	30.06765983	31.62506449	5.18%
Cologne		63.71142430	63.38852059	64.56774798	1.86%
Hamburg		105.09923243	106.23311358	102.16044506	-3.83%
Mayer	Rural	22.67902142	24.27769284	22.52226659	-7.23%
	Urban	49.35474615	49.09951048	48.43057387	-1.36%
New Germany	Rural	37.51781298	35.59036383	33.48466086	-5.92%
	Urban	95.86192051	93.70531410	91.07420222	-2.81%
Norwood Young America		73.75486233	74.21910748	72.20366797	-2.72%
	Norwood Debt-RMV based	0.01708263	0.00000000	0.00000000	0.00%
Victoria	Rural	15.36284298	16.32255818	15.97525337	-2.13%
	Urban	31.04286431	32.22619559	31.24940938	-3.03%
Waconia		46.71296830	46.13964803	46.15797177	0.04%
Watertown	Rural	34.55306208	35.21775027	32.37723040	-8.07%
	Urban	54.74328106	56.05287761	53.59278358	-4.39%
SCHOOL DISTRICTS		Final Pay 2020	Final Pay 2021	Final Pay 2022	2021/2022 % Change
#108		19.02867498	17.00641758	24.96229660	46.78%
	RMV Based	0.12621064	0.12928327	0.13795190	6.71%
#110		32.26869718	32.36717730	31.25777773	-3.43%
	RMV Based	0.18851010	0.24357451	0.23807490	-2.26%
#111		37.43403886	36.90747604	33.47153376	-9.31%
	RMV Based	0.16957869	0.15465991	0.14665883	-5.17%
#112		33.00648186	32.32719000	31.21951865	-3.43%
	RMV Based	0.19337708	0.17888434	0.22235958	24.30%
#276		21.16700000	20.92300000	21.00200000	0.38%
	RMV Based	0.33905000	0.32485000	0.31225000	-3.88%
#424		41.70400000	40.17200000	38.14300000	-5.05%
	RMV Based	0.24485000	0.23475000	0.22713000	-3.25%
#716		29.83682849	27.39184635	26.17810500	-4.43%
	RMV Based	0.09954085	0.10820171	0.09570900	-11.55%
#2687		35.88000000	35.53600000	33.10500000	-6.84%
	RMV Based	0.14060000	0.12650000	0.11887000	-6.03%
#2859		16.89500000	15.71800000	15.41300000	-1.94%
	RMV Based	0.17372000	0.17025000	0.17429000	2.37%

CARVER COUNTY RATE COMPARISON

COUNTY RATES	Final Pay 2020	Final Pay 2021	Final Pay 2022	2021/2022 % Change
Carver County	35.17938205	34.63369497	34.17012049	-1.34%
Carver County CDA	1.59837099	1.66446023	1.63501712	-1.77%
Carver County Rail Authority	0.10128779	0.09901624	0.10977079	10.86%
MISC DISTRICTS	Final Pay 2020	Final Pay 2021	Final Pay 2022	2021/2022 % Change
Met Council	0.58970835	0.62824974	0.63727237	1.44%
Met Transit District- Chanhassen & Chaska	1.39596250	1.26108072	1.16891634	-7.31%
Mosquito Control	0.39456775	0.38213037	0.36484343	-4.52%
Chaska City EDA	0.31328137	0.47545242	0.45842202	-3.58%
Norwood Young America EDA	1.40060060	1.50015546	1.46351589	-2.44%
Victoria EDA	1.00874569	0.00000000	0.00000000	0.00%
Watertown EDA	1.26474512	1.24387954	1.37378682	10.44%
WS#1 Lower MN (060)	0.57992072	0.50568699	0.47242692	-6.58%
WS#2 Riley Purg (064)	2.12279648	2.04474931	1.94089388	-5.08%
WS#3 Minnehaha (062)	1.44981038	1.44243676	1.43156804	-0.75%
WS#4 Buffalo Creek (005)	1.58257726	1.51031591	1.83046638	21.20%
Carver County Watersheds:	Final Pay 2020	Final Pay 2021	Final Pay 2022	2021/2022 % Change
Carver County WMO (067)	0.92696656	0.89257578	0.85945805	-3.71%
Fiscal Disparity Rate	142.454	139.504	132.596	-4.95%
Ag. Preserve Rate	85.000	85.000	85.000	0.00%
State General Tax Rate (Commercial)	38.846	35.978	36.289	0.86%
State General Tax Rate (Seasonal Rec)	17.997	17.306	16.306	-5.78%
(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 estimated 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 Estimated Market Value Reduction to exclusion: 9% of Estimated 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.			