

## CARVER COUNTY RATE COMPARISON

TOWNSHIPS		Final Pay 2021	Final Pay 2022	Final Pay 2023	2022/2023 % Change
Benton		15.82126482	15.60363918	13.56752753	-13.05%
Camden	Proper	12.58432555	12.22610941	10.25212220	-16.15%
	NYA Fire Dist	4.21751908	4.61784893	3.88506929	-15.87%
	New Germany Fire Dist	5.05936756	5.10912614	4.24674350	-16.88%
	Mayer Fire Dist	4.84400002	6.21580708	5.23799625	-15.73%
	Plato Fire Dist	1.63116788	1.60795467	1.40237114	-12.79%
Dahlgren		10.41606071	10.21095468	8.41190864	-17.62%
Hancock		14.34385433	14.07676895	11.88242219	-15.59%
Hollywood		18.65266608	18.35463553	16.92987785	-7.76%
Laketown		13.42995101	13.43209484	11.30565492	-15.83%
San Francisco	Proper	13.69660459	14.08196335	11.46269401	-18.60%
	Carver fire/amb	5.29157600	4.80610583	3.78022456	-21.35%
	Belle Plaine fire/amb	4.61316497	4.04055380	3.30784387	-18.13%
Waconia		11.01054402	11.56819714	9.99649278	-13.59%
Watertown		13.26863495	12.96278818	10.55539349	-18.57%
Young America	Proper	11.57315251	11.47047284	10.17865567	-11.26%
	NYA Fire Dist	4.22060518	4.13029464	3.59126547	-13.05%
	Hamburg Fire Dist	4.4559226	4.48657110	4.10496302	-8.51%
	Plato Fire Dist	2.79947791	2.81695590	2.49411160	-11.46%
CITIES		Final Pay 2021	Final Pay 2022	Final Pay 2023	2022/2023 % Change
Carver		45.28225881	48.40026666	37.43373002	-22.66%
Chanhassen	Rural	16.80526380	17.02537204	15.32720035	-9.97%
	Urban	22.11399078	22.41520291	20.19531804	-9.90%
Chaska		30.06765983	31.62506449	31.18479382	-1.39%
Cologne		63.38852059	64.56774798	53.86005621	-16.58%
Hamburg		106.23311358	102.16044506	85.77823382	-16.04%
Mayer	Rural	24.27769284	22.52226659	21.25716262	-5.62%
	Urban	49.09951048	48.43057387	44.32342642	-8.48%
New Germany	Rural	35.59036383	33.48466086	27.33695753	-18.36%
	Urban	93.70531410	91.07420222	77.32760993	-15.09%
Norwood Young America		74.21910748	72.20366797	64.09286900	-11.23%
Victoria	Rural	16.32255818	15.97525337	13.56370111	-15.10%
	Urban	32.22619559	31.24940938	27.37471955	-12.40%
Waconia		46.13964803	46.15797177	41.30065681	-10.52%
Watertown	Rural	35.21775027	32.37723040	26.46553796	-18.26%
	Urban	56.05287761	53.59278358	44.95322431	-16.12%
SCHOOL DISTRICTS		Final Pay 2021	Final Pay 2022	Final Pay 2023	2022/2023 % Change
#108		17.00641758	24.96229660	28.17524078	12.87%
	RMV Based	0.12928327	0.13795190	0.12728393	-7.73%
#110		32.36717730	31.25777773	24.13958891	-22.77%
	RMV Based	0.24357451	0.23807490	0.20385196	-14.37%
#111		36.90747604	33.47153376	27.12192458	-18.97%
	RMV Based	0.15465991	0.14665883	0.12865155	-12.28%
#112		32.32719000	31.21951865	27.74704360	-11.12%
	RMV Based	0.17888434	0.22235958	0.18991102	-14.59%
#276		20.92300000	21.00200000	17.72000000	-15.63%
	RMV Based	0.32485000	0.31225000	0.30685000	-1.73%
#424		40.17200000	38.14300000	30.37074400	-20.38%
	RMV Based	0.23475000	0.22713000	0.20784300	-8.49%
#716		27.39184635	26.17810500	22.56872000	-13.79%
	RMV Based	0.10820171	0.09570900	0.08963300	-6.35%
#2687		35.53600000	33.10500000	27.34399700	-17.40%
	RMV Based	0.12650000	0.11887000	0.09495000	-20.12%
#2859		15.71800000	15.41300000	12.68205200	-17.72%
	RMV Based	0.17025000	0.17429000	0.15124400	-13.22%

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COUNTY RATES	Final Pay 2021	Final Pay 2022	Final Pay 2023	2022/2023 % Change
Carver County	34.63369497	34.17012049	29.26746204	-14.35%
Carver County CDA	1.66446023	1.63501712	1.39597286	-14.62%
Carver County Rail Authority	0.09901624	0.10977079	0.08824239	-19.61%
MISC DISTRICTS	Final Pay 2021	Final Pay 2022	Final Pay 2023	2022/2023 % Change
Met Council	0.62824974	0.63727237	0.54351737	-14.71%
Met Transit District- Chanhassen & Chaska	1.26108072	1.16891634	1.03628257	-11.35%
Mosquito Control	0.38213037	0.36484343	0.31256451	-14.33%
Chaska City EDA	0.47545242	0.45842202	0.40280904	-12.13%
Norwood Young America EDA	1.50015546	1.46351589	1.27262054	-13.04%
Watertown EDA	1.24387954	1.37378682	1.02174644	-25.63%
WS#1 Lower MN (060)	0.50568699	0.47242692	0.41715032	-11.70%
WS#2 Riley Purg (064)	2.04474931	1.94089388	1.72386875	-11.18%
WS#3 Minnehaha (062)	1.44243676	1.43156804	1.15129752	-19.58%
WS#4 Buffalo Creek (005)	1.51031591	1.83046638	1.59430757	-12.90%
Carver County Watersheds:	Final Pay 2021	Final Pay 2022	Final Pay 2023	2022/2023 % Change
Carver County WMO (067)	0.89257578	0.85945805	0.73149920	-14.89%
<b>Fiscal Disparity Rate</b>	<b>139.504</b>	<b>132.596</b>	<b>133.667</b>	<b>0.81%</b>
<b>Ag. Preserve Rate</b>	<b>85.000</b>	<b>85.000</b>	<b>85.000</b>	<b>0.00%</b>
<b>State General Tax Rate (Commercial)</b>	<b>35.978</b>	<b>36.289</b>	<b>33.003</b>	<b>-9.06%</b>
<b>State General Tax Rate (Seasonal Rec)</b>	<b>17.306</b>	<b>16.306</b>	<b>12.321</b>	<b>-24.44%</b>
(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.				
<b>Residential Homestead Taxable MV Exclusion</b> (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		
<b>Residential Homestead Market Value Exclusion Examples</b>				
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)				
<b>Ag Homestead Market Value Credit Examples</b>				
.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		
<b>Credit Calculations:</b> 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.				