

CARVER COUNTY RATE COMPARISON

TOWNSHIPS		Final Pay 2022	Final Pay 2023	Final Pay 2024	2023/2024 % Change
Benton		15.60363918	13.56752753	12.49734298	-7.89%
Camden		12.22610941	10.25212220	8.92306980	-12.96%
	Proper	4.61784893	3.88506929	3.65364351	-5.96%
	NYA Fire Dist	5.10912614	4.24674350	5.54679274	30.61%
	New Germany Fire Dist	6.21580708	5.23799625	4.59548518	-12.27%
	Mayer Fire Dist	1.60795467	1.40237114	2.13765999	52.43%
	Plato Fire Dist	10.21095468	8.41190864	7.94876343	-5.51%
Dahlgren		14.07676895	11.88242219	12.39285959	4.30%
Hancock		18.35463553	16.92987785	26.09193679	54.12%
Hollywood		13.43209484	11.30565492	11.18348170	-1.08%
Laketown		14.08196335	11.46269401	12.93270172	12.82%
	Proper	4.80610583	3.78022456	3.55531749	-5.95%
	Carver fire/amb	4.04055380	3.30784387	3.45040887	4.31%
	Belle Plaine fire/amb	11.56819714	9.99649278	10.98512966	9.89%
Waconia		12.96278818	10.55539349	9.69569251	-8.14%
Watertown		11.47047284	10.17865567	9.39182707	-7.73%
	Proper	4.13029464	3.59126547	3.32105994	-7.52%
	NYA Fire Dist	4.48657110	4.10496302	3.82065512	-6.93%
	Hamburg Fire Dist	2.81695590	2.49411160	2.14466585	-14.01%
	Plato Fire Dist				
CITIES		Final Pay 2022	Final Pay 2023	Final Pay 2024	2023/2024 % Change
Carver		48.40026666	37.43373002	39.85179856	6.46%
	Rural	17.02537204	15.32720035	15.92212244	3.88%
	Urban	22.41520291	20.19531804	20.95605427	3.77%
Chaska		31.62506449	31.18479382	35.94734629	15.27%
Cologne		64.56774798	53.86005621	58.24199095	8.14%
Hamburg		102.16044506	85.77823382	90.38827588	5.37%
	Rural	22.52226659	21.25716262	19.13403776	-9.99%
	Urban	48.43057387	44.32342642	38.84972814	-12.35%
	Rural	33.48466086	27.33695753	24.91962512	-8.84%
	Urban	91.07420222	77.32760993	72.08172481	-6.78%
Norwood Young America		72.20366797	64.09286900	71.04124007	10.84%
	Rural	15.97525337	13.56370111	13.98286524	3.09%
	Urban	31.24940938	27.37471955	28.43781187	3.88%
Waconia		46.15797177	41.30065681	44.77788332	8.42%
	Rural	32.37723040	26.46553796	29.49926926	11.46%
	Urban	53.59278358	44.95322431	48.46517752	7.81%
SCHOOL DISTRICTS		Final Pay 2022	Final Pay 2023	Final Pay 2024	2023/2024 % Change
#108		24.96229660	28.17524078	27.31114211	-3.07%
	RMV Based	0.13795190	0.12728393	0.13085862	2.81%
#110		31.25777773	24.13958891	23.73420316	-1.68%
	RMV Based	0.23807490	0.20385196	0.19281048	-5.42%
#111		33.47153376	27.12192458	25.96943664	-4.25%
	RMV Based	0.14665883	0.12865155	0.12399825	-3.62%
#112		31.21951865	27.74704360	28.65991063	3.29%
	RMV Based	0.22235958	0.18991102	0.17200392	-9.43%
#276		21.00200000	17.72000000	17.82300000	0.58%
	RMV Based	0.31225000	0.30685000	0.29187000	-4.88%
#424		38.14300000	30.37074400	28.97593300	-4.59%
	RMV Based	0.22713000	0.20784300	0.19885100	-4.33%
#716		26.17810500	22.56872000	22.23275000	-1.49%
	RMV Based	0.09570900	0.08963300	0.09452200	5.45%
#2687		33.10500000	27.34399700	24.56956500	-10.15%
	RMV Based	0.11887000	0.09495000	0.16111600	69.69%
#2859		15.41300000	12.68205200	10.60202500	-16.40%
	RMV Based	0.17429000	0.15124400	0.15198000	0.49%

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COUNTY RATES	Final Pay 2022	Final Pay 2023	Final Pay 2024	2023/2024 % Change
Carver County	34.17012049	29.26746204	30.10649360	2.87%
Carver County CDA	1.63501712	1.39597286	1.44933993	3.82%
Carver County Rail Authority	0.10977079	0.08824239	0.09112538	3.27%
MISC DISTRICTS	Final Pay 2022	Final Pay 2023	Final Pay 2024	2023/2024 % Change
Met Council	0.63727237	0.54351737	0.64901617	19.41%
Met Transit District- Chanhassen & Chaska	1.16891634	1.03628257	0.99989701	-3.51%
Mosquito Control	0.36484343	0.31256451	0.33131273	6.00%
Chaska City EDA	0.45842202	0.40280904	0.42280214	4.96%
Norwood Young America EDA	1.46351589	1.27262054	1.52692002	19.98%
Watertown EDA	1.37378682	1.02174644	0.33467717	-67.24%
WS#1 Lower MN (060)	0.47242692	0.41715032	0.68589926	64.42%
WS#2 Riley Purg (064)	1.94089388	1.72386875	1.81133713	5.07%
WS#3 Minnehaha (062)	1.43156804	1.15129752	1.20561523	4.72%
WS#4 Buffalo Creek (005)	1.83046638	1.59430757	1.38213399	-13.31%
Carver County Watersheds:	Final Pay 2022	Final Pay 2023	Final Pay 2024	2023/2024 % Change
Carver County WMO (067)	0.85945805	0.73149920	0.74624440	2.02%
Fiscal Disparity Rate	132.596	133.667	123.026	-7.96%
Ag. Preserve Rate	85.000	85.000	74.000	-12.94%
State General Tax Rate (Commercial)	36.289	33.003	29.294	-11.24%
State General Tax Rate (Seasonal Rec)	16.306	12.321	10.640	-13.64%
(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.				