



Hennepin County Assessor's

2007 Assessment Report

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County Assessor**

The Hennepin County Assessor

2007 Assessment Report

(last modified 06.12.2007)

"The mission of the Hennepin County Assessor's Office is to serve the taxpayers of Hennepin County by uniformly valuing and classifying real property in an accurate and equitable manner as prescribed by the statutes of the State of Minnesota."

The vision of the Hennepin County Assessor's Office is to establish a stable and defensible tax base. Taxpayers will be well informed and engaged in the assessment process. We will provide for a fair and accessible appeal process. We will be prepared and knowledgeable about the real estate market and able to defend the assessment in Minnesota Tax Court. The staff will be well trained and part of the Hennepin County learning organization. We will partner with assessors to develop standardized assessment practices and to provide continued high quality, cost effective educational opportunities for assessors.

The Assessor's Office is responsible, both directly and indirectly, for estimating the market value and determining the classification of each piece of real estate property in suburban Hennepin County for property tax purposes. We follow professional assessment and appraisal standards to provide a real estate appraisal practice that is both accurate and uniform in application. All assessment practices are consistent with the standards established by Minnesota Statutes and the Minnesota Department of Revenue.

The primary purpose of this report is to provide general information about the 2007 assessment which is based on the valuation and classification as of January 2, 2007. This assessment will be used to determine the distribution of the property taxes levied by the various taxing jurisdictions that will be payable in 2008.

We have included statistical information of the 2007 assessment that is stratified by property type and by municipality. Hennepin County assessment information is divided between the City of Minneapolis and Suburban Hennepin County. This report is also made public on the Hennepin County Assessor's website. <http://www.co.hennepin.mn.us>

The Hennepin County Assessor's assessment authority is over the municipalities in suburban Hennepin County. The City of Minneapolis is considered to be a City of the first class, in which case, the powers



and duties of the county assessor shall be performed by the duly appointed City of Minneapolis Assessor.

The assessor's office is charged with setting estimated market values for tax purposes at actual market value. We make every effort to ensure we meet this goal as consistently as possible. In this way we ensure an equitable distribution of the property tax burden for all Hennepin County taxpayers.

The 2007 valuation notices were mailed throughout the month of March to each suburban Hennepin County property owner. The valuation notice includes the proposed 2007 classification and estimated market value for taxes payable in 2008. Also included on the valuation notice are the proposed limited market value, the proposed taxable market value, improvement amount (if any) and the proposed property classification. We also list the previous year's information for comparative purposes. Property owners are encouraged to contact their assessor with any questions and concerns about the assessment when they get their valuation notice.

Overview of the 2007 Assessment

We have attached spreadsheets and graphs to help the reader visualize the impacts of the 2007 assessment on the Hennepin County tax base.

There are growth charts that compare the 2007 assessment with the 2006 assessment. This growth is segmented by property type; single family residential, apartment, and commercial/industrial.

We have also included charts to demonstrate how the growth in the estimated market values of the different property types inter-relate with taxable market value, tax capacity and net taxes payable. The Net taxes payable charts are from the 2006 assessment payable 2007 tax file. We have included a glossary of terms. If there are any questions in relation to this report they should be directed to the Hennepin County Assessor's Office at 612 348-3046.



Property Type Index
A = Apartment: Four or more units
C = Commercial
F = Farms
I = Industrial
R = Single Family Residential
X = Condominiums
Y = Town homes

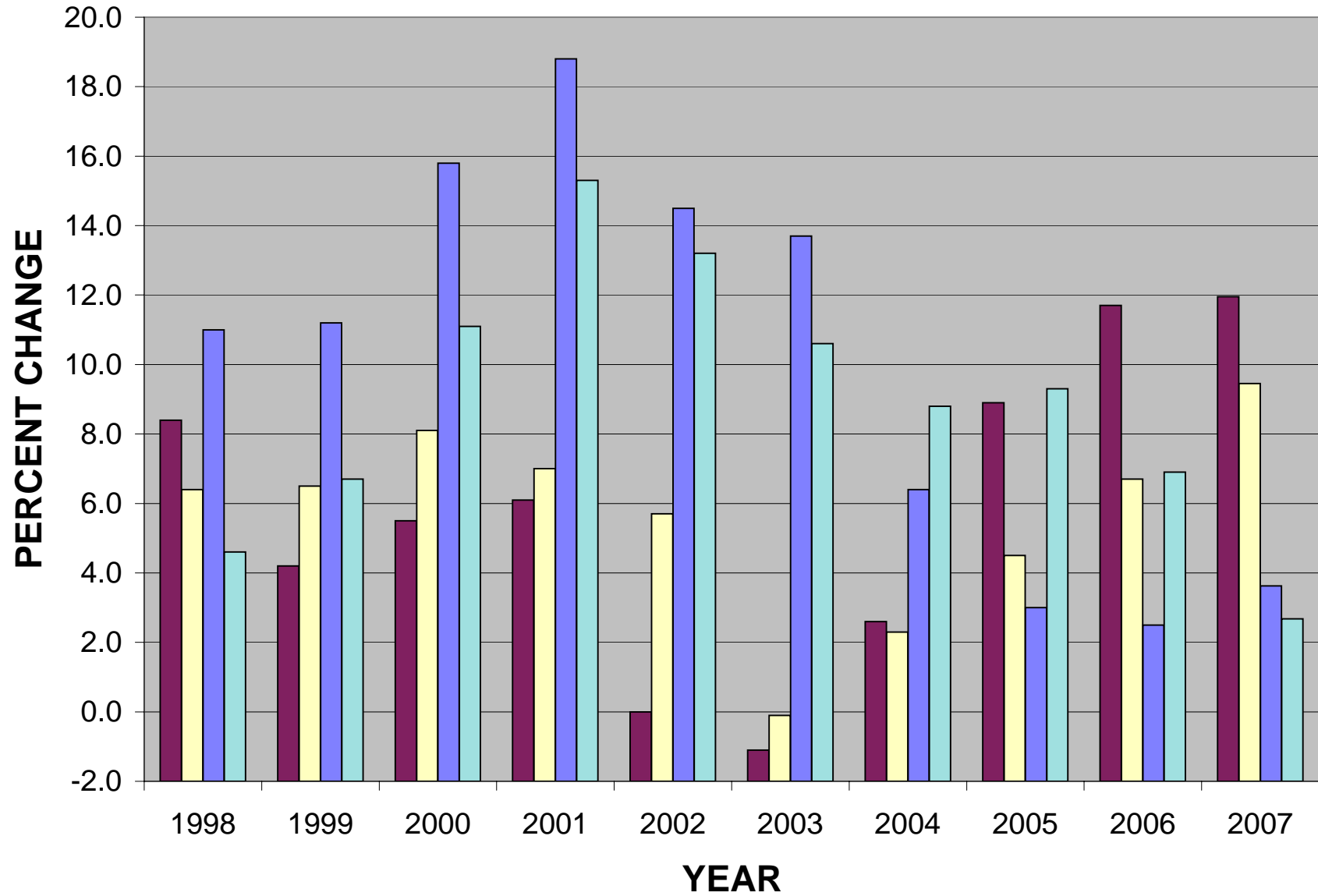
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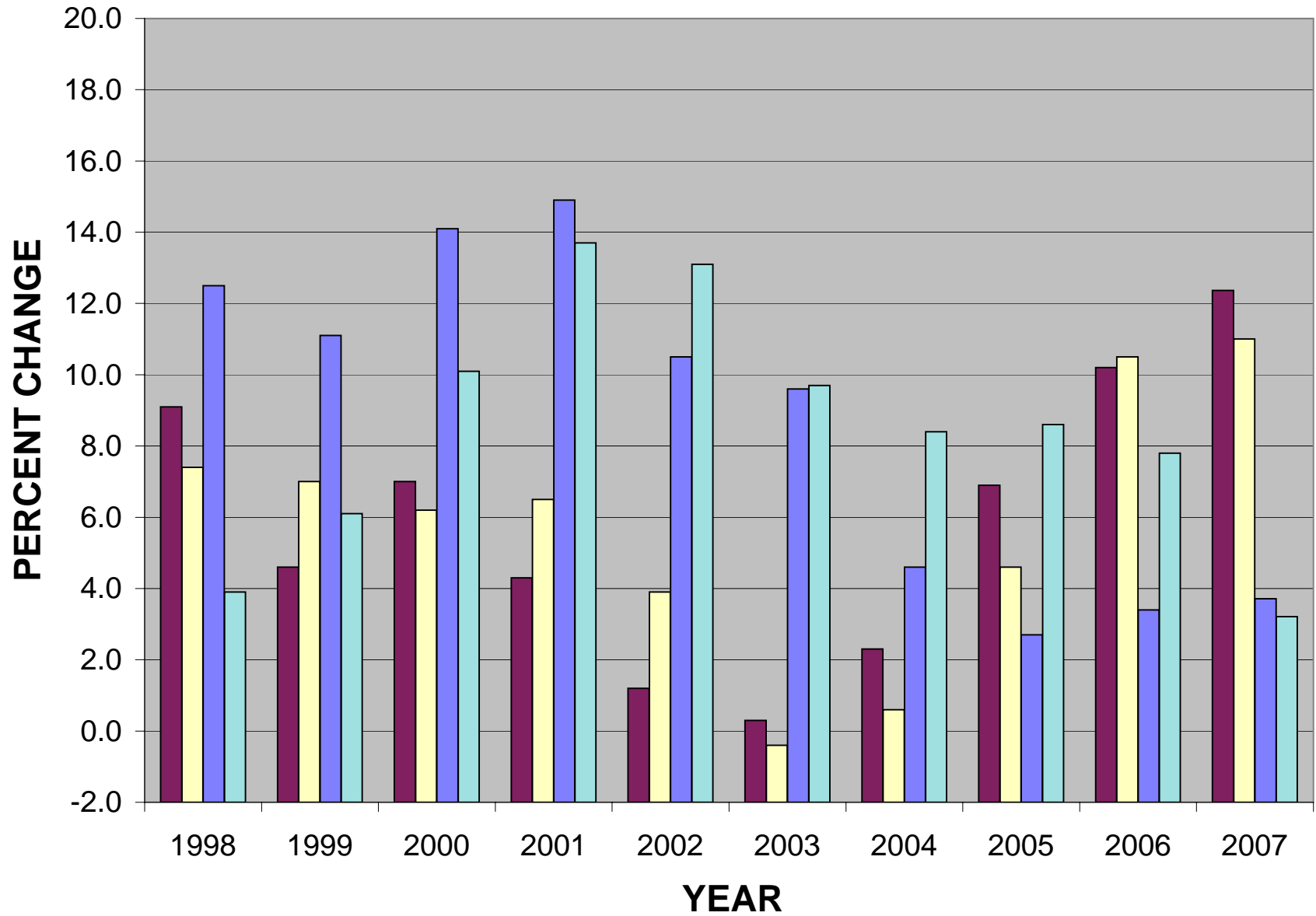
HENNEPIN PROPERTY TYPE GROWTH

■ COMMERCIAL ■ INDUSTRIAL ■ APARTMENT ■ SF RESIDENTIAL



SUBURBAN HENNEPIN PROPERTY TYPE GROWTH

■ COMMERCIAL ■ INDUSTRIAL ■ APARTMENT ■ SF RESIDENTIAL



HENNEPIN COUNTY CUMULATIVE GROWTH - 04/06/2007
 PERCENT OF CHANGE FROM PREVIOUS YEAR (Original Assessment as Approved)

	PT	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	5 YEAR TOTAL	10 YEAR TOTAL
BLOOMINGTON	A	12.6	10.6	12.2	16.3	9.8	9.0	5.5	0.7	2.8	3.3	22.94%	119.36%
	C	8.4	2.9	6.1	3.5	0.4	-0.8	-0.8	4.6	7.4	15.1	27.22%	56.46%
	F	4.2	2.1	7.3	23.0	9.3	8.1	8.1	16.7	16.2	-61.3	-38.68%	-5.90%
	I	4.8	3.7	5.2	8.2	10.2	0.5	0.3	0.9	7.4	13.4	23.82%	68.80%
	R	3.4	4.9	9.3	12.6	12.9	9.9	8.4	8.1	5.9	1.0	37.71%	107.54%
	X	2.4	5.5	7.2	8.0	12.0	11.4	5.8	5.9	2.6	-1.1	26.62%	77.38%
	Y	2.8	4.1	7.9	10.6	11.9	9.0	6.7	5.3	5.1	1.4	30.50%	86.50%
BROOKLYN CENTER	A	19.9	9.4	11.5	22.5	9.3	10.9	6.1	3.3	0.2	-2.4	18.83%	132.71%
	C	4.9	3.1	3.8	-0.1	0.6	4.6	2.1	1.9	3.5	5.6	18.90%	34.14%
	I	10.5	3.5	3.5	10.6	5.5	-13.5	-1.2	2.4	13.4	7.2	6.35%	46.89%
	R	5.1	8.0	14.8	15.4	16.1	10.1	9.2	6.1	6.6	2.8	39.79%	144.06%
	X	6.3	0.5	8.9	10.9	19.5	15.7	8.9	6.5	0.7	5.0	41.85%	118.70%
	Y	2.9	5.4	12.3	21.4	18.1	10.0	12.2	4.0	2.9	2.2	35.01%	135.76%
BROOKLYN PARK	A	12.7	5.2	21.7	20.2	15.6	11.6	-1.3	-0.4	1.2	1.8	13.06%	126.67%
	C	5.3	6.6	5.3	4.1	3.7	0.1	3.6	5.7	9.7	9.2	31.27%	67.50%
	F	37.7	10.9	45.5	24.9	43.4	8.9	15.7	100.6	58.3	-0.6	297.60%	1482.31%
	I	4.9	2.7	1.3	4.7	0.9	0.8	3.8	5.2	8.7	8.2	29.49%	49.29%
	R	5.1	5.7	10.9	13.5	13.5	8.3	8.3	8.0	6.6	2.2	37.95%	118.93%
	X	4.6	3.8	10.5	22.7	22.4	12.4	10.6	4.8	6.0	-1.4	36.19%	145.40%
	Y	4.9	7.0	7.7	12.1	17.7	10.1	6.6	6.4	5.4	0.6	32.44%	111.24%
CHAMPLIN	A	9.1	5.0	10.7	20.7	27.6	18.4	10.7	0.0	0.1	0.7	32.08%	157.96%
	C	15.3	3.9	-1.3	10.6	8.2	10.3	5.9	4.1	4.1	21.9	54.33%	118.37%
	F	81.9	11.7	8.8	21.7	20.7	24.4	8.1	5.0	7.8	31.3	99.90%	549.12%
	I	2.0	5.0	7.8	8.1	6.0	-33.2	1.1	2.8	3.0	63.1	16.66%	54.34%
	R	3.4	6.7	8.2	14.8	13.4	8.7	6.6	8.4	6.4	2.1	36.51%	112.15%
	X	4.8	8.8	8.3	15.9	11.7	9.6	6.9	5.1	4.2	0.3	28.74%	105.82%
	Y	4.8	6.3	6.7	10.5	9.0	8.6	4.9	2.7	6.8	1.7	27.09%	81.96%
CHANHASSEN	C			6.3	7.0	6.7	-16.3	0.0	3.1	22.3	3.4	9.14%	32.46%
	I	9.9	10.4	3.7	6.2	4.8	-12.8	0.3	5.8	14.5	10.6	17.22%	64.14%
CORCORAN	C	5.1	4.9	6.8	5.4	18.6	5.9	13.2	4.4	8.0	9.6	48.20%	118.13%
	F	7.8	8.4	8.7	13.0	11.2	14.2	15.5	10.5	26.4	13.8	109.74%	234.77%
	I	6.0	5.0	9.6	9.3	14.8	10.0	16.0	3.5	8.5	6.1	52.05%	132.73%
	R	5.8	4.9	9.0	13.8	7.6	9.9	8.9	6.1	9.6	6.3	47.93%	119.13%
CRYSTAL	A	10.3	11.4	19.3	18.0	10.6	9.5	6.6	1.0	0.5	-0.4	18.01%	125.76%
	C	4.0	4.7	3.8	7.3	3.8	3.6	4.0	14.3	13.2	8.6	51.42%	90.62%
	I	7.5	7.9	6.5	5.4	9.2	0.9	-0.6	7.5	10.0	14.0	35.23%	92.27%
	R	3.8	7.5	13.3	13.8	15.5	10.4	7.4	8.3	5.3	2.3	38.33%	129.87%
	X	4.0	3.1	8.4	8.9	11.1	14.2	6.8	6.2	6.0	-0.2	36.97%	92.61%
	Y					10.7	5.1	3.0	8.1	2.9	0.4	20.94%	33.83%
DAYTON	C	4.4	5.5	4.1	7.5	10.4	16.2	7.1	3.0	11.3	7.1	52.81%	107.93%
	F	5.6	8.8	4.0	7.2	12.1	16.8	18.4	13.7	21.6	15.9	121.62%	218.23%
	I	3.6	5.5	6.7	9.1	8.7	12.5	6.4	2.7	22.4	12.7	69.51%	134.43%
	R	3.2	9.4	7.8	9.3	12.8	11.6	9.4	7.7	6.9	3.2	45.06%	117.66%
DEEPHAVEN	C	8.2	8.2	14.9	17.8	4.8	13.3	6.4	9.4	15.9	13.9	74.16%	189.22%
	R	6.3	11.0	9.6	19.9	9.2	11.6	4.4	10.0	10.5	8.7	53.94%	160.65%
EDEN PRAIRIE	A	11.3	9.4	10.6	11.4	5.6	10.1	5.5	5.3	17.2	5.8	51.68%	140.30%
	C	11.2	5.1	6.9	2.9	-0.9	-1.5	0.9	5.2	11.2	10.5	28.50%	63.71%
	F	49.8	20.2	5.2	7.4	9.3	10.3	42.0	10.2	6.7	4.0	91.57%	325.97%
	I	8.6	5.8	11.1	5.3	-2.1	-2.7	-0.3	3.0	14.5	7.5	22.96%	61.81%
	R	3.4	4.2	7.9	10.4	10.9	9.3	6.6	7.6	6.0	3.1	37.01%	95.01%
	X	4.7	5.5	9.6	10.4	11.8	7.4	6.1	5.3	3.4	1.5	25.96%	88.21%
Y	2.4	4.1	8.0	9.1	11.0	8.2	5.7	6.3	4.7	0.7	28.19%	78.72%	
EDINA	A	11.7	3.4	11.8	9.0	8.9	1.6	2.7	13.9	6.2	9.6	38.34%	112.03%
	C	8.1	3.7	6.5	5.6	2.5	2.0	-0.3	9.5	8.2	9.2	31.53%	69.97%
	I	11.4	4.2	4.3	9.0	6.2	-5.4	0.2	10.1	13.2	3.2	21.90%	70.84%
	R	3.5	8.0	11.3	14.7	16.2	6.2	8.8	7.5	10.9	1.3	39.58%	131.44%
	X	4.9	5.5	7.5	15.6	11.2	9.8	7.1	1.6	3.4	-1.1	22.17%	86.84%
	Y	4.3	3.1	4.6	12.3	11.7	8.9	3.4	5.2	4.1	1.1	24.69%	75.92%

HENNEPIN COUNTY CUMULATIVE GROWTH - 04/06/2007
PERCENT OF CHANGE FROM PREVIOUS YEAR (Original Assessment as Approved)

	PT	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	5 YEAR TOTAL	10 YEAR TOTAL
EXCELSIOR	A	9.3	8.7	12.9	26.2	15.2	30.9	5.3	10.3	-0.7	1.8	53.69%	199.71%
	C	5.6	6.7	15.2	9.3	6.9	26.1	6.4	9.0	46.9	8.5	133.20%	253.68%
	I	5.9	4.9	5.8	8.4	6.9	7.0	0.0	6.0	113.2	0.0	141.81%	229.34%
	R	5.5	7.3	15.4	22.3	9.9	14.0	9.5	7.9	11.5	8.6	63.02%	186.24%
	X	6.9	9.1	4.8	16.2	28.1	1.4	20.8	6.6	0.0	8.1	41.11%	156.72%
Y	0.0	29.7	5.6	13.4	11.9	10.0	7.4	54.4	1.7	0.6	86.57%	224.26%	
GOLDEN VALLEY	A	11.2	13.0	16.9	16.6	10.3	12.6	3.7	1.6	0.3	1.0	20.14%	126.97%
	C	9.0	4.8	8.1	1.8	1.5	-0.1	4.2	7.4	6.5	6.8	27.20%	62.30%
	I	5.1	5.4	9.7	5.0	9.4	2.1	2.1	3.3	6.6	5.5	21.05%	68.97%
	R	3.0	7.0	10.4	12.5	13.4	10.0	7.5	9.9	7.6	2.7	43.60%	122.90%
	X	4.0	9.8	11.1	9.6	7.0	13.0	8.0	4.2	0.2	0.6	28.24%	90.80%
Y	5.2	12.6	8.4	11.8	12.9	15.5	3.9	4.1	3.9	2.4	32.94%	115.46%	
GREENFIELD	C	6.2	5.9	5.0	7.2	12.4	12.6	19.9	12.1	24.3	19.3	124.48%	219.40%
	F	9.4	13.6	2.3	11.7	16.4	14.6	12.2	24.4	30.5	9.6	128.69%	278.03%
	I	6.0	8.8	5.0	9.2	15.2	-1.0	50.0	-28.0	17.5	6.0	33.17%	102.87%
	R	5.7	6.6	5.9	6.8	10.9	13.9	9.3	7.9	7.8	9.6	58.74%	124.35%
	Y									3.4	-2.1	1.26%	1.26%
GREENWOOD	A					30.7	34.8	15.0	0.1	0.0	0.0	55.13%	102.80%
	C	7.9	5.7	30.2	32.9	2.1	10.8	10.4	14.9	24.1	3.2	80.00%	262.68%
	R	9.8	7.0	13.2	6.8	19.7	10.6	5.7	20.2	14.1	9.7	75.85%	198.98%
	X						0.4	5.5	11.2	6.8	0.8	26.85%	26.85%
HANOVER	C	3.5	4.9	4.2	17.9	6.7	4.5	15.1	0.0	0.0	12.0	34.69%	91.69%
	F	4.6	17.9	5.1	11.8	38.5	24.7	9.0	11.8	6.2	5.4	70.09%	241.36%
	I							25.8	-18.0	91.1	0.0	97.13%	97.13%
	R	1.9	5.5	11.1	11.6	14.3	8.5	10.0	15.0	9.7	1.8	53.25%	133.48%
Y									3.0	4.0	7.14%	7.14%	
HASSAN	C	5.6	5.7	7.7	21.3	14.2	20.0	11.0	12.4	18.3	12.5	99.29%	231.87%
	F	10.0	8.5	6.3	13.3	14.9	6.8	12.2	47.3	29.2	44.8	230.26%	445.46%
	I	6.0	5.1	6.4	14.9	11.7	5.5	7.6	14.3	16.0	4.9	57.86%	140.15%
	R	8.4	4.7	11.6	9.0	12.3	7.8	4.8	11.0	9.7	2.6	41.13%	118.81%
HOPKINS	A	15.7	9.1	14.4	11.2	13.9	10.4	8.1	0.4	-0.4	0.5	19.88%	119.27%
	C	7.0	6.6	2.5	4.3	7.7	6.0	14.7	9.6	11.0	8.0	59.74%	109.78%
	I	5.6	5.6	8.5	6.4	1.2	0.3	2.5	4.7	7.1	12.1	29.20%	68.32%
	R	6.4	6.2	9.4	12.8	14.4	11.3	9.3	9.4	6.2	2.0	44.20%	130.03%
	X	12.9	13.8	17.6	32.0	13.4	12.3	7.1	5.4	1.9	-0.1	29.05%	191.86%
Y	5.9	6.7	8.2	20.5	14.2	11.2	3.2	5.5	2.4	-0.1	23.87%	108.40%	
INDEPENDENCE	C	7.9	8.4	7.6	23.5	21.1	6.7	10.9	5.7	6.5	7.4	43.09%	169.33%
	F	6.3	2.6	4.3	10.8	3.4	12.9	11.0	33.3	11.4	13.8	111.86%	176.10%
	I	3.5	2.6	9.4	5.2	3.5	-3.5	10.8	13.6	12.7	6.6	45.89%	84.54%
	R	2.0	5.6	12.0	10.5	10.3	16.0	4.7	10.3	10.1	4.3	53.76%	126.08%
LONG LAKE	A	3.4	3.2	7.2	19.3	16.1	16.7	8.9	3.7	1.2	-0.7	32.50%	109.93%
	C	5.4	-0.5	7.1	9.2	12.2	5.4	14.2	20.3	11.2	3.3	66.34%	128.91%
	I	10.0	3.0	1.8	9.9	15.3	10.5	11.0	5.4	14.3	5.1	55.33%	127.02%
	R	4.6	6.3	9.5	12.1	13.5	7.5	5.9	10.7	8.3	4.4	42.47%	120.71%
	X	0.0	57.6	0.0	21.3	12.3	5.0	9.2	17.8	0.0	0.0	35.07%	189.97%
Y	4.4	6.7	2.5	13.3	9.3	12.4	0.7	18.8	0.0	1.2	36.05%	92.37%	
LORETTO	A	5.3	8.7	16.5	40.0	10.8	4.5	7.7	3.8	3.9	1.0	22.60%	153.60%
	C	3.4	7.0	10.2	9.0	9.8	8.2	6.6	23.3	14.7	10.2	79.83%	162.40%
	F	41.8	0.0	0.0	7.7	16.5	0.0	0.0	16.2	6.2	2.5	26.52%	125.09%
	I	8.2	10.0	19.0	8.4	5.4	11.3	0.0	23.3	8.4	4.2	54.99%	150.81%
	R	1.9	5.8	8.5	9.9	11.8	11.1	4.4	5.7	7.6	0.4	32.41%	90.31%
Y					14.2	11.7	-0.2	-0.8	11.5	0.2	23.54%	41.12%	
MAPLE GROVE	A	28.0	5.0	6.4	12.3	11.3	10.7	4.9	-2.4	3.6	3.0	20.98%	116.23%
	C	11.5	0.9	8.8	1.2	0.8	6.2	9.1	4.0	11.5	8.7	46.05%	82.36%
	F	10.5	6.2	9.5	32.7	37.3	56.1	32.0	16.8	45.3	5.6	269.38%	764.80%
	I	7.8	6.1	3.9	2.8	3.0	3.2	5.8	0.7	15.8	13.0	43.93%	81.10%
	R	3.6	5.8	8.5	10.3	14.4	7.2	9.5	8.0	5.9	3.8	39.32%	109.07%
	X	3.9	6.7	6.4	14.0	13.0	8.4	6.6	5.1	3.5	1.5	27.58%	93.86%
Y	2.8	6.6	7.7	12.2	14.8	7.6	6.6	6.1	3.1	1.6	27.43%	93.71%	

HENNEPIN COUNTY CUMULATIVE GROWTH - 04/06/2007
PERCENT OF CHANGE FROM PREVIOUS YEAR (Original Assessment as Approved)

	PT	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	5 YEAR TOTAL	10 YEAR TOTAL
MAPLE PLAIN	A	10.0	9.6	2.8	23.9	19.1	20.3	5.4	2.1	0.0	2.5	32.74%	142.77%
	C	6.4	7.8	9.6	5.3	5.5	9.8	5.3	4.8	14.5	17.5	63.00%	127.64%
	I	5.1	2.0	11.9	5.0	18.4	-2.0	-4.9	1.1	19.6	19.1	34.26%	100.23%
	R	2.1	11.6	6.2	12.9	11.1	12.5	8.4	4.9	6.6	0.8	37.39%	108.54%
	X	4.5	0.0	0.0	33.5	14.9	15.7	17.6	0.0	5.0	0.0	42.87%	129.01%
MEDICINE LAKE	A	16.2	6.5	43.5	25.3	3.1	9.6	28.1	5.7	17.2	0.0	73.93%	299.01%
	C	0.0	1.0	12.1	7.7	0.0	-35.4	10.2	10.4	-18.3	0.0	-35.79%	-21.70%
	R	8.7	6.5	19.6	13.2	13.5	8.8	21.8	4.8	13.0	2.4	60.69%	185.85%
MEDINA	A	1.9	3.0	20.0	25.6	9.0	29.7	11.0	7.0	8.3	2.0	70.18%	193.44%
	C	5.2	4.5	8.0	5.3	5.0	13.0	9.2	5.3	19.6	7.7	67.34%	119.67%
	F	5.8	11.1	7.4	36.4	19.3	7.5	11.0	23.8	13.9	6.4	79.08%	267.87%
	I	4.6	2.0	5.0	14.2	0.3	-7.6	1.4	0.6	23.9	10.2	28.70%	65.14%
	R	3.6	7.1	7.6	14.3	11.2	13.9	8.1	5.6	5.0	6.7	45.71%	121.11%
	X										0.0	0.00%	0.00%
	Y	0.0	39.2	0.0	12.4	10.1	5.1	4.0	33.3	5.1	0.5	53.94%	165.19%
MINNEAPOLIS	A	8.3	11.3	18.8	25.2	20.5	19.7	8.9	4.4	1.9	3.5	43.57%	210.16%
	C	7.3	3.4	2.7	9.4	-2.2	-3.7	3.1	12.8	12.1	11.3	39.78%	70.41%
	I	1.9	5.7	17.2	9.5	14.0	1.4	9.4	5.5	6.0	5.7	31.18%	106.71%
	R	7.1	8.8	14.7	21.2	13.7	13.7	10.0	11.8	3.9	1.1	46.90%	170.56%
	X	7.3	11.7	15.3	22.2	11.2	43.9	12.1	4.4	5.9	-1.2	76.25%	230.97%
	Y	6.3	8.5	18.4	16.9	9.2	22.0	9.7	6.5	3.7	-1.8	45.13%	152.99%
MINNETONKA	A	7.3	9.2	15.9	10.3	2.0	8.4	6.6	6.7	2.6	7.3	35.71%	107.35%
	C	9.7	5.4	12.8	6.5	-1.1	-3.9	-2.1	9.2	6.9	10.3	21.11%	66.38%
	F	0.0	0.0	0.0	31.6	6.6	10.2	69.5	28.6	12.7	13.4	206.97%	330.64%
	I	7.8	16.8	6.9	4.5	1.1	0.2	-5.9	8.8	7.7	6.1	17.18%	66.64%
	R	3.2	3.9	9.7	11.7	10.3	10.6	8.4	6.0	8.0	2.3	40.41%	103.48%
	X	6.8	7.0	10.7	12.0	8.8	10.4	5.4	5.9	4.7	-1.0	27.71%	96.87%
	Y	4.3	3.7	9.3	9.8	8.0	8.6	6.0	6.6	4.7	0.6	29.29%	81.25%
MINNETONKA BEACH	C	1.4	4.4	-1.7	0.6	4.5	4.3	2.3	6.7	14.9	3.4	35.28%	48.00%
	R	6.1	2.4	15.0	30.3	18.6	8.2	8.9	12.1	13.4	9.0	63.34%	215.38%
MINNETRISTA	C	4.3	4.3	6.1	7.5	5.8	3.2	1.8	2.0	1.0	0.2	8.43%	42.34%
	F	17.2	2.7	6.6	4.3	10.6	12.0	10.6	57.0	27.7	2.3	153.96%	275.89%
	I	3.6	5.5	8.4	8.4	6.1	0.0	7.0	56.8	12.9	0.1	89.63%	158.41%
	R	4.1	8.9	9.5	12.9	13.2	9.3	7.2	12.3	13.7	5.4	57.71%	150.21%
	Y	9.4	2.4	9.7	11.8	13.0	6.5	5.0	9.9	6.0	0.1	30.36%	102.40%
MOUND	A	4.3	11.2	9.3	22.7	18.8	14.5	9.7	3.9	5.3	2.9	41.36%	161.21%
	C	3.0	1.3	6.8	9.3	7.1	9.8	2.5	5.7	16.9	4.8	45.80%	90.18%
	I	3.9	5.0	17.7	13.0	0.1	20.0	0.1	0.0	0.0	1.4	21.85%	76.98%
	R	4.2	8.9	13.8	16.0	15.7	9.6	7.9	11.4	11.6	8.2	59.01%	175.59%
	X	3.9	12.2	7.5	28.9	26.0	19.1	3.1	5.8	5.6	2.9	41.23%	187.46%
	Y	1.1	4.0	13.3	10.9	18.7	0.0	6.1	9.7	9.1	2.8	30.50%	104.65%
NEW HOPE	A	9.6	10.9	17.9	15.9	10.5	10.4	6.9	1.7	0.8	-0.9	19.96%	120.15%
	C	3.7	7.8	3.7	2.7	3.1	1.3	3.1	10.1	12.2	8.3	39.69%	71.47%
	I	4.6	8.0	5.6	5.0	8.7	0.0	-3.6	1.5	10.7	7.7	16.62%	58.79%
	R	4.4	6.4	11.4	11.4	14.8	8.8	6.8	10.0	3.6	1.8	34.79%	113.32%
	X	2.8	9.9	12.7	24.7	24.6	6.4	11.7	9.6	2.8	-2.2	30.99%	159.14%
	Y	2.3	5.7	20.0	21.5	17.9	5.6	9.4	10.0	-0.6	2.1	29.01%	139.80%
ORONO	A	0.0	4.5	15.0	30.4	16.7	96.8	0.3	0.4	0.9	0.8	101.47%	268.44%
	C	5.5	1.4	8.4	18.1	8.2	14.3	4.6	6.2	19.9	1.2	54.05%	128.27%
	F	5.7	12.1	46.9	19.7	36.8	51.5	4.5	5.1	16.0	4.0	100.65%	471.92%
	I	5.0	1.9	2.1	10.6	-9.3	14.7	6.1	11.2	38.0	-9.4	69.27%	85.50%
	R	5.6	10.0	12.8	21.1	12.2	14.3	9.1	10.1	8.8	7.2	60.20%	185.22%
	Y							5.4	3.3	9.8	-0.2	19.28%	19.28%
OSSEO	A	9.1	9.0	16.6	14.1	15.0	20.5	8.4	6.5	0.5	1.4	41.73%	157.87%
	C	10.0	8.5	18.7	4.9	5.8	1.6	8.3	22.1	5.6	-0.3	41.52%	122.51%
	I	9.1	13.1	10.7	5.7	5.1	0.4	4.0	5.8	7.8	3.1	22.76%	86.28%
	R	8.6	6.9	9.6	14.6	16.3	8.2	6.6	11.3	4.6	-0.4	33.73%	126.78%
	X								5.2	1.4	0.0	6.62%	6.62%
	Y									8.8	-3.3	5.13%	5.13%

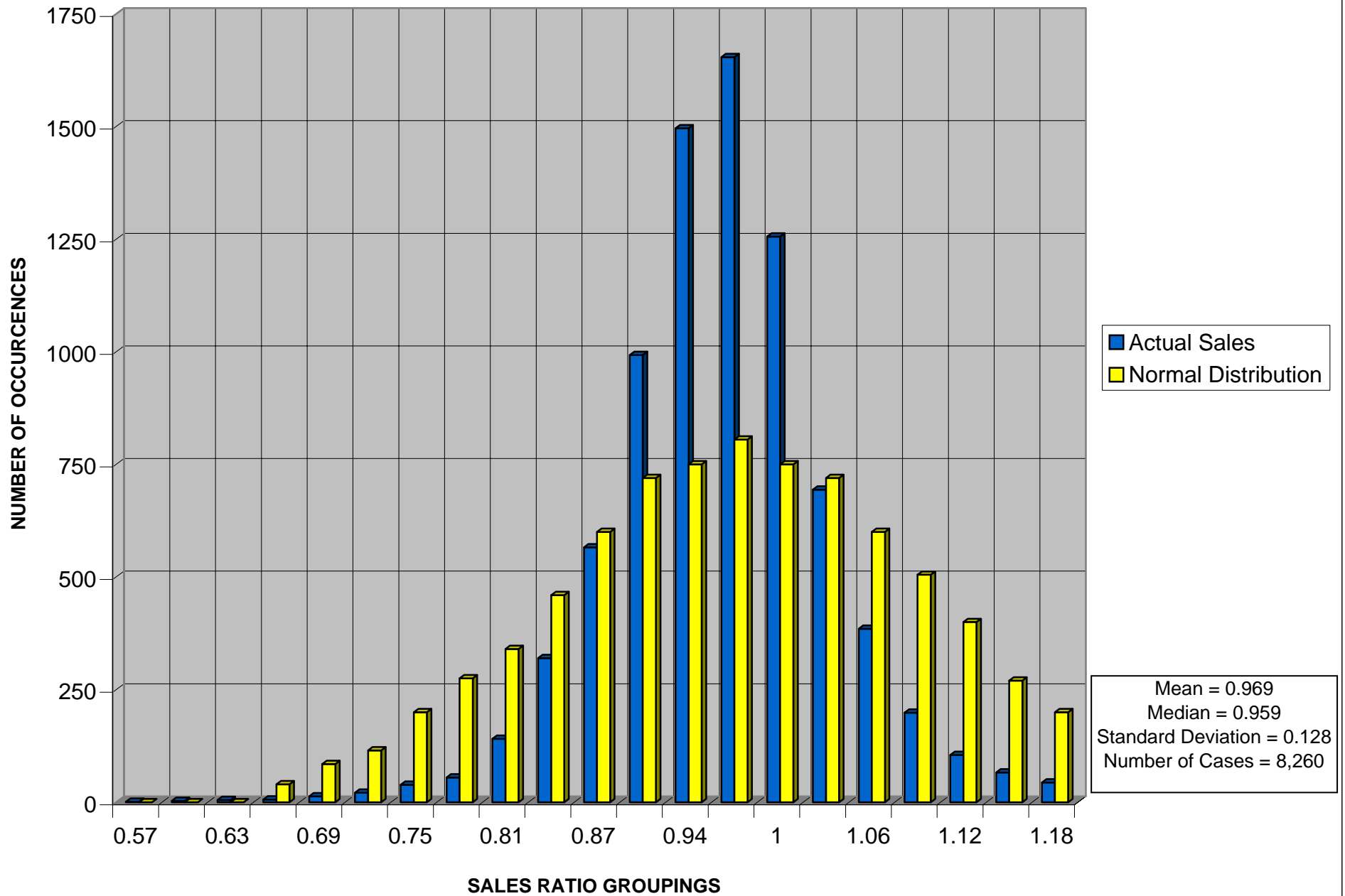
HENNEPIN COUNTY CUMULATIVE GROWTH - 04/06/2007
 PERCENT OF CHANGE FROM PREVIOUS YEAR (Original Assessment as Approved)

	PT	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	5 YEAR TOTAL	10 YEAR TOTAL
PLYMOUTH	A	13.0	13.4	13.7	12.3	9.9	5.0	-3.4	0.4	3.0	14.1	19.71%	115.26%
	C	10.7	4.1	6.0	4.0	-1.4	-3.0	-0.6	6.4	8.1	14.9	27.46%	59.65%
	F	1.3	59.1	0.4	59.6	35.0	39.0	13.2	24.7	9.5	6.8	129.49%	700.11%
	I	8.2	7.7	4.6	6.0	1.5	-5.5	-2.7	5.3	6.4	21.8	25.43%	64.50%
	R	2.0	4.0	9.0	12.9	10.9	7.9	9.4	6.6	7.6	2.8	39.16%	101.47%
	X	2.9	6.6	7.2	12.7	13.9	9.7	5.8	4.7	4.3	2.3	29.63%	95.68%
	Y	2.3	3.8	6.7	11.5	14.0	7.7	7.1	5.0	5.7	0.0	28.08%	84.45%
RICHFIELD	A	10.3	7.0	12.5	24.2	17.8	8.1	7.4	-0.9	0.3	0.1	15.47%	124.31%
	C	2.9	4.4	3.8	4.7	4.2	1.1	10.3	5.3	21.2	10.2	56.85%	90.82%
	I	5.0	4.9	4.6	10.3	20.8	-5.4	24.6	11.3	28.1	4.9	76.36%	170.73%
	R	3.7	6.4	11.9	13.3	13.2	13.3	7.6	6.7	7.5	2.8	43.77%	127.66%
	X	2.5	3.9	7.7	14.7	7.1	2.1	4.8	23.8	2.2	-1.4	33.44%	88.02%
	Y	0.0	3.6	9.3	10.0	16.4	10.7	8.8	2.7	4.1	0.2	29.05%	87.11%
ROBBINSDALE	A	3.6	10.0	19.2	9.7	14.4	20.5	9.8	4.8	5.1	-2.7	41.83%	141.78%
	C	3.5	1.1	3.5	2.3	7.0	5.8	1.8	9.3	3.1	8.2	31.32%	55.68%
	I					10.0	5.2	2.3	28.9	4.5	7.0	55.12%	70.62%
	R	4.9	7.1	12.9	19.1	14.0	9.9	9.2	8.6	8.1	0.5	41.64%	143.94%
	X	3.1	-0.5	4.1	3.5	10.1	5.2	32.2	-3.5	-3.6	1.3	31.09%	59.53%
	Y	1.1	8.4	4.0	3.8	10.5	9.3	4.4	8.9	36.8	11.3	89.27%	147.44%
ROCKFORD	A	1.7	10.6	12.1	5.0	13.1	22.5	1.7	4.2	0.5	2.7	34.00%	100.65%
	C	2.4	2.0	6.0	5.0	46.0	5.3	2.8	31.6	12.9	8.2	73.98%	195.30%
	I	0.1	2.0	2.0	5.0	15.9	0.5	0.0	0.0	5.7	8.5	15.30%	46.12%
	R	3.3	5.2	7.7	15.0	17.8	10.3	6.7	5.4	6.8	1.6	34.63%	113.47%
	Y							3.6	11.5	-4.6	-0.2	9.98%	9.98%
ROGERS	A	5.9	10.0	19.7	19.5	32.1	3.5	-4.7	5.2	20.7	3.6	29.72%	185.54%
	C	7.0	12.3	6.6	12.8	2.8	4.9	10.9	10.9	28.8	10.6	83.76%	172.94%
	F	3.5	68.4	0.3	9.0	12.8	27.5	40.5	89.5	33.4	24.6	464.40%	1113.12%
	I	6.3	3.3	5.9	24.8	2.1	-12.5	-0.1	12.9	29.2	6.3	35.56%	100.86%
	R	5.2	4.6	4.7	9.6	7.3	6.1	9.5	7.5	6.2	-3.9	27.48%	72.72%
	Y							6.9	4.3	3.1	1.3	16.46%	16.46%
SAINT ANTHONY	A	14.7	12.7	15.3	9.1	11.1	-1.5	8.9	1.4	0.4	0.0	9.20%	97.28%
	C	-7.1	12.2	12.3	7.7	3.7	4.5	8.2	13.0	23.0	10.5	73.63%	127.00%
	I	5.1	13.9	7.4	2.9	10.4	2.2	14.2	4.0	15.0	1.0	40.99%	105.92%
	R	3.4	7.7	8.7	16.7	15.3	8.9	9.2	11.9	4.5	2.5	42.48%	132.07%
	X	0.5	2.0	1.1	21.9	11.6	10.8	6.1	5.5	3.7	-2.5	25.45%	76.88%
	Y	6.3	2.5	2.1	6.4	13.1	9.5	10.3	4.9	3.8	1.8	33.88%	79.23%
SAINT BONIFACIUS	A	3.8	1.7	12.6	23.2	46.6	12.5	12.1	7.4	4.3	0.7	42.26%	205.41%
	C	5.1	6.9	15.8	10.5	10.7	9.3	13.2	16.3	14.7	10.9	82.98%	191.20%
	I	5.6	6.2	15.0	9.4	7.8	7.9	9.3	13.0	13.2	6.9	61.32%	145.36%
	R	7.1	0.5	10.5	15.2	7.8	9.2	3.6	10.2	4.8	0.6	31.49%	94.22%
	X									19.0	-26.7	-12.78%	-12.78%
	Y	0.0	6.1	5.2	14.7	1.0	6.5	2.1	8.2	1.1	0.6	19.62%	54.67%
SAINT LOUIS PARK	A	19.2	7.4	16.9	16.0	13.0	5.6	4.5	2.2	2.0	2.9	18.40%	132.26%
	C	20.1	11.0	5.0	1.7	0.8	-1.0	1.3	6.1	7.9	11.5	28.01%	83.69%
	I	14.0	9.6	9.8	8.2	6.7	6.0	4.5	5.9	8.9	9.8	40.24%	122.12%
	R	5.8	7.0	10.8	16.2	14.6	9.9	10.1	8.8	6.3	1.9	42.66%	138.29%
	X	7.1	7.4	8.7	21.4	19.7	13.5	10.7	7.9	3.1	2.1	42.77%	159.40%
	Y	3.7	7.2	8.5	13.0	10.4	10.4	8.5	6.3	4.8	1.1	34.87%	102.94%
SHOREWOOD	A	12.0	9.2	9.1	39.9	10.7	14.5	4.3	1.7	3.8	0.5	26.71%	161.85%
	C	5.7	3.3	16.1	7.4	7.5	9.0	8.2	7.7	15.4	15.0	68.54%	146.67%
	F	18.7	4.4	0.0	11.9	20.5	2.8	12.0	5.0	1.8	0.8	24.04%	107.26%
	R	2.6	7.2	9.6	15.1	15.8	10.9	6.2	8.7	8.2	3.7	43.62%	130.76%
	Y	1.5	5.0	4.4	0.3	16.3	12.4	10.1	7.3	5.3	0.7	40.84%	82.79%
SPRING PARK	A	3.6	9.1	7.4	28.5	14.2	16.1	7.9	1.0	4.7	3.3	36.90%	143.88%
	C	4.1	2.8	13.4	12.5	10.4	13.7	8.1	24.7	19.7	3.6	90.04%	186.43%
	I	4.8	1.8	139.4	10.3	14.5	10.3	12.6	4.3	23.4	2.1	63.20%	426.42%
	R	6.6	4.7	22.3	15.3	10.5	15.2	6.9	21.4	7.6	10.6	77.96%	209.49%
	X	16.1	0.4	4.8	14.9	16.9	12.7	17.3	3.6	1.6	9.7	52.66%	150.49%
	Y	1.6	0.0	15.8	18.3	9.9	12.2	14.1	30.7	3.9	7.3	86.47%	185.23%

HENNEPIN COUNTY CUMULATIVE GROWTH - 04/06/2007
 PERCENT OF CHANGE FROM PREVIOUS YEAR (Original Assessment as Approved)

	PT	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	5 YEAR TOTAL	10 YEAR TOTAL
TONKA BAY	A							8.0	20.9	5.4	2.6	41.15%	41.15%
	C	2.2	5.1	14.9	20.0	3.3	28.1	12.1	12.9	24.5	14.4	130.95%	253.32%
	R	5.2	7.6	16.4	17.6	21.7	10.0	1.2	16.5	14.2	11.0	64.43%	210.07%
	Y	0.6	7.9	0.8	5.5	7.1	9.4	7.0	12.7	2.6	7.0	44.85%	79.08%
WAYZATA	A	14.8	6.8	15.2	15.2	5.1	14.9	11.0	5.3	-0.6	3.7	38.39%	136.66%
	C	7.3	3.6	14.1	12.6	7.9	11.2	9.4	18.9	25.8	5.1	91.17%	194.59%
	R	12.6	5.8	9.2	21.4	8.4	13.1	3.6	18.3	12.6	6.5	66.19%	184.51%
	X	13.5	11.8	6.8	12.1	15.0	16.3	4.4	9.3	14.0	4.5	58.06%	176.14%
	Y	5.1	14.3	5.4	6.5	15.8	11.9	4.0	9.6	9.7	4.7	46.44%	128.67%
WOODLAND	R	7.3	8.0	7.4	25.6	20.7	6.1	9.2	10.9	7.3	4.7	44.39%	172.43%
HENNEPIN COUNTY	A	11.0	11.2	15.8	18.8	14.5	13.7	6.4	3.0	2.5	3.6	32.35%	157.33%
	C	8.4	4.2	5.5	6.1	0.0	-1.1	2.6	8.9	11.7	12.0	38.18%	74.71%
	F	12.8	11.5	9.0	17.9	17.2	8.3	10.1	27.7	16.2	4.8	85.43%	251.27%
	I	6.4	6.5	8.1	7.0	5.7	-0.1	2.3	4.5	6.7	9.5	24.72%	72.79%
	R	4.6	6.7	11.1	15.3	13.2	10.6	8.8	9.3	6.9	2.7	44.37%	133.64%
	X	5.4	7.9	10.5	16.4	12.1	21.3	9.3	7.3	6.7	0.9	53.09%	151.04%
	Y	3.5	5.4	8.3	11.4	12.6	11.6	8.1	7.0	4.6	3.0	39.06%	106.08%
SUBURBAN HENNEPIN	A	12.5	11.1	14.1	14.9	10.5	9.6	4.6	2.7	3.4	3.7	26.26%	128.61%
	C	9.1	4.6	7.0	4.3	1.2	0.3	2.3	6.9	10.2	12.4	35.82%	75.06%
	F	12.8	11.5	9.0	17.9	17.2	8.2	10.1	27.7	16.2	4.8	85.28%	250.98%
	I	7.4	7.0	6.2	6.5	3.9	-0.4	0.6	4.6	10.5	11.0	28.56%	73.61%
	R	3.9	6.1	10.1	13.7	13.1	9.7	8.4	8.6	7.8	3.2	43.69%	124.26%
	X	4.7	6.4	8.5	13.8	12.6	10.7	7.9	7.2	6.6	1.8	38.99%	115.28%
	Y	3.3	5.2	7.7	11.1	12.8	11.0	8.0	7.2	5.0	3.4	39.49%	104.60%

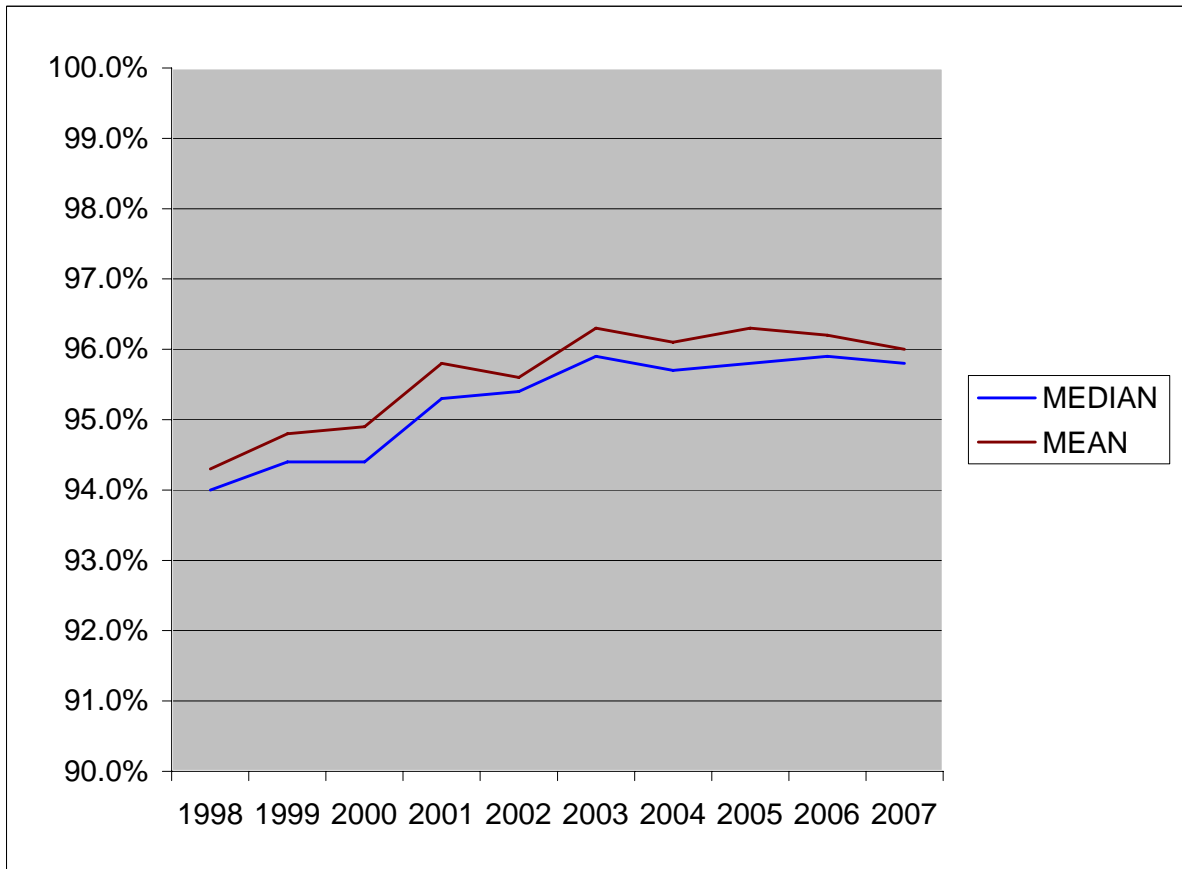
2007 SUBURBAN HENNEPIN COUNTY SALES RATIO HISTOGRAM



Suburban Hennepin Mean & Median Sales Ratios (1998-2007)

*The following ratios are based on a weighted median and mean sales ratio and were generated from the original assessments as submitted for each year.)

** The Minnesota Department of Revenue requires a minimum ratio of 90%.



YEAR	MEDIAN RATIO	MEAN RATIO
1998	94.0%	94.3%
1999	94.4%	94.8%
2000	94.4%	94.9%
2001	95.3%	95.8%
2002	95.4%	95.6%
2003	95.9%	96.3%
2004	95.7%	96.1%
2005	95.8%	96.3%
2006	95.9%	96.2%
2007	95.8%	96.0%

**HENNEPIN COUNTY RESIDENTIAL SINGLE FAMILY HOUSES (PROPERTY TYPES R,RL)
ESTIMATED MARKET VALUE MEDIANS**

CITY	1997	1998	2000	2001	2002	2003	2004	2005	2006	2007
BLOOMINGTON	114,000	118,000	139,100	157,000	178,900	195,700	214,700	231,400	244,900	248,200
BROOKLYN CENTER	78,000	82,000	103,400	119,300	140,200	152,000	166,200	176,500	190,400	196,100
BROOKLYN PARK	96,000	101,000	122,300	140,100	160,800	173,700	189,600	206,100	222,200	228,100
CHAMPLIN	101,000	105,000	124,900	145,900	163,700	181,300	194,000	212,500	226,400	233,100
CORCORAN	135,000	144,000	168,000	192,500	210,000	232,000	255,000	272,500	301,500	327,000
CRYSTAL	84,000	88,000	107,600	123,000	142,000	157,000	169,000	184,000	193,000	198,000
DAYTON	116,000	121,000	145,000	159,000	181,000	204,000	225,000	243,000	260,000	272,000
DEEPHAVEN	189,000	197,000	240,750	285,500	320,000	360,500	390,000	436,000	470,500	512,500
EDEN PRAIRIE	168,000	177,000	204,700	230,600	258,700	287,500	310,100	339,200	362,200	374,800
EDINA	180,000	184,000	229,000	263,500	304,100	315,300	355,900	385,100	433,300	444,750
EXCELSIOR	121,000	128,000	160,000	192,000	208,000	241,000	272,000	296,000	309,400	346,000
GOLDEN VALLEY	123,000	126,000	152,000	172,000	194,000	214,000	235,000	258,000	274,000	282,000
GREENFIELD	126,000	138,000	181,000	200,500	233,050	272,000	305,000	338,000	374,000	416,000
GREENWOOD	247,000	278,500	356,150	431,000	497,500	546,000	577,000	731,000	802,000	868,000
HANOVER	135,000	138,000	170,000	197,000	235,000	257,000	293,000	342,500	374,000	373,000
HASSAN TOWNSHIP	134,000	149,000	179,000	196,000	223,000	240,000	258,000	293,500	327,000	348,500
HOPKINS	101,000	106,000	126,000	144,000	164,000	183,000	200,250	218,000	227,000	233,000
INDEPENDENCE	160,000	166,000	207,350	233,600	272,300	324,100	351,000	383,500	444,000	472,000
LONG LAKE	115,000	118,000	141,000	159,000	183,000	191,000	215,000	234,000	255,000	266,000
LORETTO	112,500	114,000	139,500	163,000	183,000	207,000	216,000	222,500	242,000	245,000
MAPLE GROVE	124,000	130,000	156,500	175,000	199,700	217,200	241,200	261,300	280,900	290,900
MAPLE PLAIN	109,000	111,000	135,500	153,000	169,400	191,000	210,000	220,000	235,000	234,000
MEDICINE LAKE	210,000	246,000	311,500	352,000	392,050	434,000	545,000	579,000	643,000	668,000
MEDINA	171,000	180,000	225,000	274,700	311,800	358,000	407,500	467,500	505,500	592,500
MINNEAPOLIS	75,000	80,000	104,000	128,500	146,000	165,500	184,500	206,000	212,500	214,000
MINNETONKA	150,000	156,000	180,800	202,200	227,200	254,750	276,800	295,550	317,300	327,400
MINNETONKA BEACH	317,000	332,000	408,000	547,000	639,000	670,000	764,500	844,000	982,000	1,030,000
MINNETRISTA	199,000	211,000	268,000	310,800	358,500	382,000	404,000	450,000	468,000	488,000
MOUND	100,000	105,000	128,100	147,000	166,000	183,250	199,000	217,000	233,000	237,000
NEW HOPE	104,500	110,000	130,000	146,000	167,000	183,000	196,000	216,000	224,000	228,000
ORONO	212,000	227,000	297,000	371,000	419,000	485,000	545,000	606,500	666,000	724,000
OSSEO	84,000	92,000	110,000	127,500	148,000	160,000	173,000	192,000	202,000	202,000
PLYMOUTH	160,000	165,000	193,000	219,700	245,000	263,300	291,200	308,800	333,600	343,100
RICHFIELD	95,000	98,000	119,000	135,000	153,000	174,000	187,500	201,000	217,000	223,000
ROBBINSDALE	80,000	84,000	103,900	124,000	141,500	155,000	169,000	184,000	199,250	200,000
ROCKFORD	101,000	104,000	118,000	135,000	159,100	173,000	187,000	199,000	209,000	218,000
ROGERS	125,000	135,000	164,400	185,000	203,700	221,200	249,000	270,000	288,000	285,000
ST. ANTHONY	111,000	116,000	137,000	160,000	184,000	201,000	221,000	247,000	259,000	266,000
ST. BONIFACIUS	108,000	120,000	138,500	163,000	176,000	199,000	208,500	230,000	239,500	240,000
ST. LOUIS PARK	99,000	105,000	126,400	146,900	169,300	185,000	205,800	223,100	238,600	243,800
SHOREWOOD	181,000	190,000	218,000	249,000	295,000	326,000	357,000	384,000	419,000	431,000
SPRING PARK	110,500	122,000	166,500	188,000	221,000	259,000	297,000	357,000	385,000	427,000
TONKA BAY	192,500	207,500	260,000	313,000	392,000	442,000	452,000	532,000	619,000	723,000
WAYZATA	151,000	166,000	198,000	241,000	268,000	302,800	329,000	395,000	433,000	464,000
WOODLAND	355,000	379,000	454,000	560,000	686,000	722,000	785,500	854,000	915,000	945,000
SUBURBAN HENNEPIN	116,000	121,000	145,300	165,500	187,900	206,100	227,000	246,000	263,000	270,200
ALL HENNEPIN	105,000	110,000	134,500	155,400	176,200	194,500	214,000	234,000	248,000	253,000

Hennepin County - Munic Totals - Estimated Market Values

Run Date: 5/4/2007

Data From Report No. PI318201

MUNIC	ESTIMATED LAND	ESTIMATED BUILDINGS	MACHINERY	ESTIMATED MARKET VAL	QUALIFYING IMPROV	TAX CAPACITY	SUBRECORDS			PARCELS		
							EXEMPT	TAX	TOTAL	EXEMPT	TAX	TOTAL
<i>MINNEAPOLIS (01) TOTAL:</i>	9,402,424,200	28,526,789,800	13,257,300	37,942,471,300	83,275,345	465,653,995	6,744	119,467	126,211	6,624	118,499	125,123
<i>CHANHASSEN (14) TOTAL:</i>	23,135,000	59,014,000	0	82,149,000	0	1,634,422		22	22		22	22
<i>WOODLAND (15) TOTAL:</i>	204,547,000	106,219,000	0	310,766,000	187,300	3,450,160	4	226	230	4	226	230
<i>SPRING PARK (17) TOTAL:</i>	184,819,500	114,176,500	0	298,996,000	127,300	3,248,677	25	610	635	25	609	634
<i>GREENWOOD (19) TOTAL:</i>	226,644,500	111,579,000	0	338,223,500	386,500	3,427,204	13	355	368	13	352	365
<i>BLOOMINGTON (20) TOTAL:</i>	5,248,849,200	6,415,036,100	10,178,900	11,674,064,200	2,071,300	156,226,097	820	29,440	30,260	806	29,396	30,202
<i>BROOKLYN CENTER (22) TOTAL:</i>	678,462,100	1,504,589,500	1,721,500	2,184,773,100	830,300	26,020,621	261	8,638	8,899	256	8,629	8,885
<i>EDINA (24) TOTAL:</i>	4,425,762,800	5,550,776,400	1,787,000	9,978,326,200	4,260,500	119,840,083	573	20,481	21,054	564	20,462	21,026
<i>SHOREWOOD (26) TOTAL:</i>	767,294,500	874,279,000	0	1,641,573,500	1,077,500	17,640,766	96	3,068	3,164	96	3,037	3,133
<i>GOLDEN VALLEY (28) TOTAL:</i>	1,304,313,400	2,089,692,000	2,495,000	3,396,500,400	1,924,800	43,575,100	306	8,339	8,645	303	8,330	8,633
<i>HOPKINS (30) TOTAL:</i>	606,414,300	1,068,915,600	0	1,675,329,900	1,395,300	21,221,685	170	5,163	5,333	168	5,141	5,309
<i>MINNETONKA (34) TOTAL:</i>	2,679,151,000	5,880,652,900	417,200	8,560,221,100	5,115,300	104,344,189	886	19,795	20,681	880	19,750	20,630
<i>MINNETRISTA (36) TOTAL:</i>	842,951,300	713,178,800	87,500	1,556,217,600	565,600	15,471,508	192	3,072	3,264	190	2,785	2,975
<i>ORONO (38) TOTAL:</i>	1,906,149,300	1,152,825,400	465,700	3,059,440,400	1,135,700	32,518,749	323	4,019	4,342	321	3,893	4,214
<i>PLYMOUTH (40) TOTAL:</i>	2,956,968,900	7,134,985,500	9,025,300	10,100,979,700	1,298,100	122,420,055	857	24,666	25,523	848	24,313	25,161
<i>FORT SNELLING (41) TOTAL:</i>	0	0	0	0	0	0	5		5	5		5
<i>RICHFIELD (42) TOTAL:</i>	1,285,557,500	2,009,915,700	15,500	3,295,488,700	2,862,800	39,444,342	282	11,664	11,946	280	11,647	11,927
<i>INTERNATL AIRPORT (43) TOTAL:</i>	0	0	0	0	0	0	79		79	79		79
<i>ROBBINSDALE (44) TOTAL:</i>	477,227,000	695,950,600	1,168,100	1,174,345,700	15,900	12,574,648	180	5,158	5,338	175	5,149	5,324
<i>ST LOUIS PARK (46) TOTAL:</i>	1,789,804,100	3,766,316,000	5,935,600	5,562,055,700	6,021,600	68,181,378	464	16,437	16,901	448	16,402	16,850
<i>BROOKLYN PARK (48) TOTAL:</i>	1,974,346,600	4,717,661,400	3,498,100	6,695,506,100	729,400	78,562,985	583	23,874	24,457	580	23,267	23,847
<i>CHAMPLIN (50) TOTAL:</i>	613,878,000	1,637,454,900	0	2,251,332,900	272,300	24,803,590	277	8,134	8,411	276	8,061	8,337

Hennepin County - Munic Totals - Estimated Market Values

Run Date: 5/4/2007

Data From Report No. PI318201

MUNIC	ESTIMATED LAND	ESTIMATED BUILDINGS	MACHINERY	ESTIMATED MARKET VAL	QUALIFYING IMPROV	TAX CAPACITY	SUBRECORDS			PARCELS		
							EXEMPT	TAX	TOTAL	EXEMPT	TAX	TOTAL
<i>CORCORAN (52) TOTAL:</i>	350,964,200	460,793,400	172,900	811,930,500	372,400	8,162,084	44	2,799	2,843	31	2,275	2,306
<i>CRYSTAL (54) TOTAL:</i>	622,130,400	1,242,363,500	0	1,864,493,900	989,800	20,706,644	251	8,084	8,335	251	8,057	8,308
<i>DAYTON (56) TOTAL:</i>	228,400,100	328,460,300	0	556,860,400	98,800	5,898,309	114	2,072	2,186	114	1,746	1,860
<i>DEEPHAVEN (59) TOTAL:</i>	662,849,900	485,072,400	513,600	1,148,435,900	2,625,600	12,453,594	56	1,528	1,584	56	1,527	1,583
<i>EDEN PRAIRIE (61) TOTAL:</i>	3,565,653,500	6,411,112,200	10,517,300	9,987,283,000	96,000	123,318,584	794	21,975	22,769	787	21,664	22,451
<i>EXCELSIOR (63) TOTAL:</i>	184,794,100	205,590,300	656,000	391,040,400	1,097,800	4,639,122	48	899	947	47	871	918
<i>GREENFIELD (65) TOTAL:</i>	232,317,300	267,848,700	505,400	500,671,400	312,600	5,190,542	38	1,514	1,552	38	1,286	1,324
<i>HANOVER (67) TOTAL:</i>	42,526,900	54,543,000	0	97,069,900	0	949,814	4	288	292	4	266	270
<i>HASSAN (68) TOTAL:</i>	263,992,900	266,864,100	1,920,600	532,777,600	68,600	6,007,320	49	1,502	1,551	49	1,214	1,263
<i>INDEPENDENCE (70) TOTAL:</i>	393,844,100	382,953,100	639,900	777,437,100	573,000	7,829,583	71	2,091	2,162	69	1,631	1,700
<i>LONG LAKE (72) TOTAL:</i>	96,207,800	178,460,000	0	274,667,800	11,000	3,477,853	119	748	867	119	746	865
<i>LORETTO (74) TOTAL:</i>	16,740,600	55,394,000	0	72,134,600	16,700	848,592	12	274	286	12	266	278
<i>MAPLE GROVE (76) TOTAL:</i>	2,439,091,100	5,731,444,700	7,212,700	8,177,748,500	229,600	97,588,219	745	23,779	24,524	741	23,144	23,885
<i>MAPLE PLAIN (77) TOTAL:</i>	65,137,900	138,289,500	0	203,427,400	193,600	2,643,775	32	674	706	30	660	690
<i>MEDICINE LAKE (79) TOTAL:</i>	63,883,600	27,168,200	0	91,051,800	47,500	975,485	10	164	174	10	164	174
<i>MEDINA (80) TOTAL:</i>	599,183,700	865,661,500	1,199,200	1,466,044,400	221,200	16,826,831	98	2,823	2,921	93	2,460	2,553
<i>MINNETONKA BEACH (82) TOTAL:</i>	211,274,100	108,687,700	0	319,961,800	151,800	3,350,445	68	250	318	68	248	316
<i>MOUND (85) TOTAL:</i>	750,227,500	685,454,600	547,500	1,436,229,600	1,875,600	14,133,961	290	4,500	4,790	289	4,458	4,747
<i>NEW HOPE (86) TOTAL:</i>	528,854,400	1,216,938,700	0	1,745,793,100	156,700	21,273,269	127	5,835	5,962	123	5,826	5,949
<i>OSSEO (88) TOTAL:</i>	81,895,700	169,231,000	14,800	251,141,500	81,500	3,275,470	54	913	967	54	903	957
<i>ROCKFORD (90) TOTAL:</i>	10,006,400	17,186,000	0	27,192,400	0	344,618	4	92	96	4	91	95
<i>ROGERS (92) TOTAL:</i>	402,105,800	816,691,100	0	1,218,796,900	0	17,203,886	100	3,646	3,746	97	3,181	3,278

Hennepin County - Munic Totals - Estimated Market Values

Run Date: 5/4/2007

Data From Report No. PI318201

<i>MUNIC</i>	<i>ESTIMATED</i>	<i>ESTIMATED</i>	<i>MACHINERY</i>	<i>ESTIMATED</i>	<i>QUALIFYING</i>	<i>TAX</i>	<i>SUBRECORDS</i>			<i>PARCELS</i>		
	<i>LAND</i>	<i>BUILDINGS</i>		<i>MARKET VAL</i>	<i>IMPROV</i>	<i>CAPACITY</i>	<i>EXEMPT</i>	<i>TAX</i>	<i>TOTAL</i>	<i>EXEMPT</i>	<i>TAX</i>	<i>TOTAL</i>
<i>ST ANTHONY (94) TOTAL:</i>	209,036,500	376,466,600	0	585,503,100	319,400	6,398,113	62	2,247	2,309	62	2,245	2,307
<i>ST BONIFACIUS (95) TOTAL:</i>	54,638,000	171,918,100	0	226,556,100	67,600	2,462,891	44	957	1,001	44	940	984
<i>TONKA BAY (97) TOTAL:</i>	409,498,500	203,970,500	0	613,469,000	411,400	6,240,719	45	795	840	45	792	837
<i>WAYZATA (99) TOTAL:</i>	946,837,300	668,446,300	3,981,900	1,619,265,500	1,368,900	20,475,327	80	1,659	1,739	80	1,642	1,722
<i>SUB. HENNEPIN TOTAL:</i>	41,628,368,300	67,140,227,800	64,677,200	108,833,273,300	41,664,600	1,307,281,309	9,755	285,269	295,024	9,634	279,774	289,408
<i>HENNEPIN CTY TOTAL:</i>	51,030,792,500	95,667,017,600	77,934,500	146,775,744,600	124,939,945	1,772,935,304	16,499	404,736	421,235	16,258	398,273	414,531

Hennepin County Valuation Comparison

	Final 2006 Assessment For 2007 Taxes	Preliminary 2007 Assessment For 2008 Taxes	Increase Decrease	% Increase Decrease
Estimated Market Value (Personal Property)	1,232,185,200	1,239,521,100 *	7,335,900	0.60%
Estimated Market Value (Real Estate)				
City of Minneapolis	36,694,954,500	37,942,471,300	1,247,516,800	3.40%
Hennepin County (Non-Minneapolis)	102,370,356,100	108,833,273,300	6,462,917,200	6.31%
Total Hennepin County (Real Estate)	139,065,310,600	146,775,744,600	7,710,434,000	5.54%
Total Estimated Market Value	140,297,495,800	148,015,265,700	7,717,769,900	5.50%
LESS "This Old House" Qualifying Improvements				
City of Minneapolis	92,462,495	83,275,345	-9,187,150	-9.94%
Hennepin County (Non-Minneapolis)	47,737,700	41,664,600	-6,073,100	-12.72%
Total Qualifying Improvements	140,200,195	124,939,945	-15,260,250	-10.88%
LESS Market Value Reduction due to Limited Market Value Law				
City of Minneapolis	2,289,471,900	715,028,100	-1,574,443,800	-68.77%
Minneapolis PIDs Receiving Limited	77,858	37,913	-39,945	-51.30%
Hennepin County (Non-Minneapolis)	2,079,620,700	1,421,949,600	-657,671,100	-31.62%
Hennepin (Non-Mpls) PIDs Receiving Limited	44,284	19,429	-24,855	-56.13%
Total Market Value Reduction	4,369,092,600	2,136,977,700	-2,232,114,900	-51.09%
Total PIDs Receiving Limited	122,142	57,342	-64,800	-53.05%
Taxable Market Value (Personal Property)	1,232,185,200	1,239,521,100 *	7,335,900	0.60%
Taxable Market Value (Real Estate)				
City of Minneapolis	34,313,020,105	37,144,167,855	2,831,147,750	8.25%
Hennepin County (Non-Minneapolis)	100,242,997,700	107,369,659,100	7,126,661,400	7.11%
Total Hennepin County (Real Estate)	134,556,017,805	144,513,826,955	9,957,809,150	7.40%
Total Taxable Market Value	135,788,203,005	145,753,348,055	9,965,145,050	7.34%
Tax Capacity (Personal Property)	23,975,351	24,118,342 *&**	142,991	0.60%
Tax Capacity (Real Estate)				
City of Minneapolis	427,950,519	465,653,995 **	37,703,476	8.81%
Hennepin County (Non-Minneapolis)	1,205,181,213	1,307,281,309 **	102,100,096	8.47%
Total Hennepin County (Real Estate)	1,633,131,732	1,772,935,304 **	139,803,572	8.56%
Total Tax Capacity	1,657,107,083	1,797,053,646 **	139,946,563	8.45%
Number of Parcels:				
Personal Property	1,164	1,148 *	-16	-1.37%
Real Estate (Minneapolis)	124,799	125,123	324	0.26%
Real Estate (Non-Minneapolis)	286,913	289,408	2,495	0.87%
Total Hennepin County Parcels	412,876	415,679	2,803	0.68%

2006 Run Date: 12/5/2006

2007 Run Date: 5/4/2007

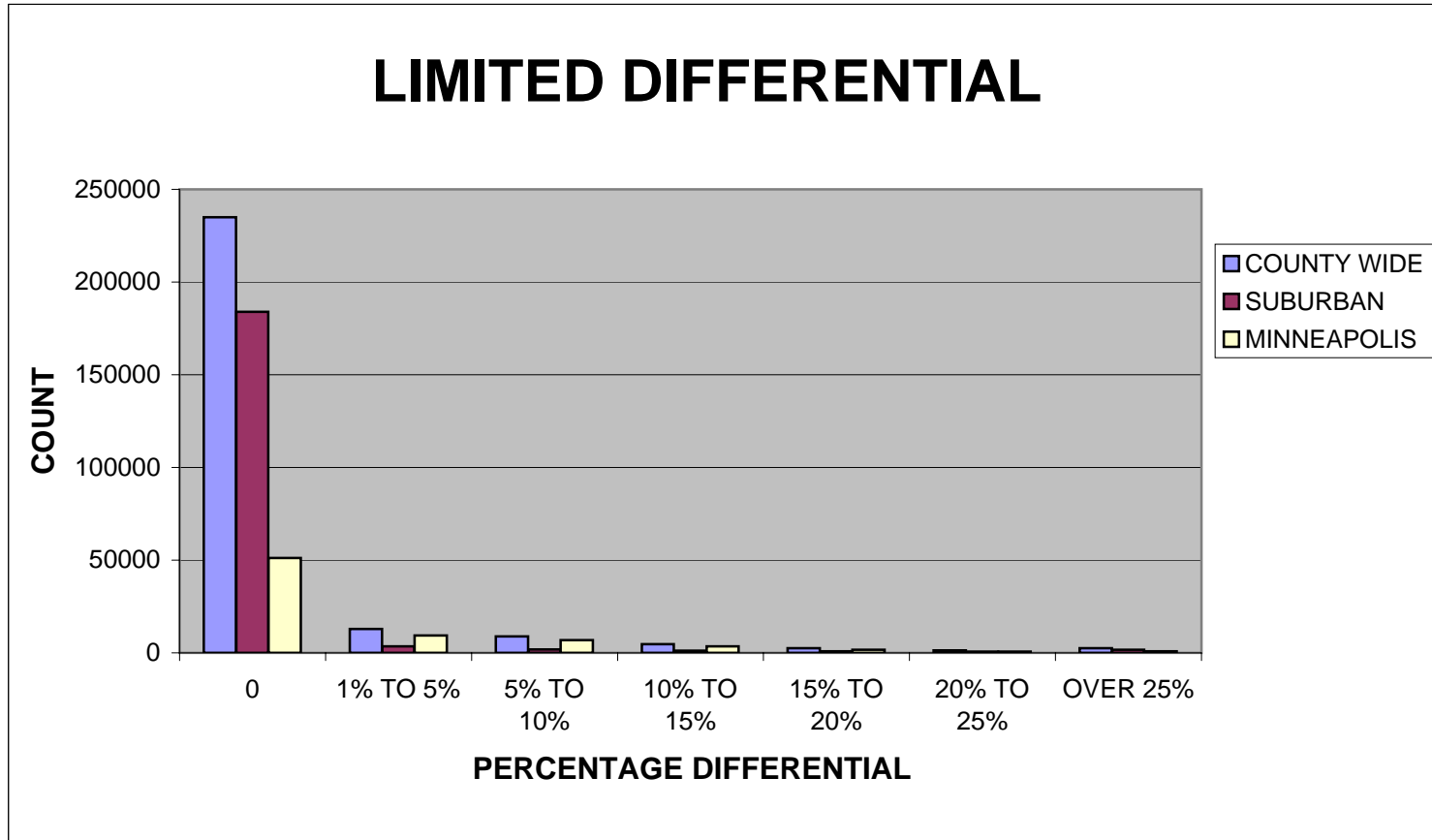
NOTE: * 2007 Personal Property has 2006 MSP Airport Figures. **TAX CAPACITIES based on 2006 Legislative base limits and percentages. 2007 Legislative information not yet available.

HENNEPIN COUNTY 2007 Assessment Valuation Information - As of 5/4/2007

Report No. DK99SS93-A

<i>Municipality</i>	<i>ESTIMATED Market Value</i>	<i>LIMITED Market Value</i>	<i>Lost Value Due To Limited Market Value</i>	<i>% of Estimated Lost Due to Limited Market Value</i>	<i>Qualifying Improvements (This Old House)</i>	<i>TAXABLE Market Value</i>
BLOOMINGTON	11,674,064,200	11,667,340,800	6,723,400	0.06%	2,071,300	11,665,269,500
BROOKLYN CENTER	2,184,773,100	2,177,751,500	7,021,600	0.32%	830,300	2,176,921,200
BROOKLYN PARK	6,695,506,100	6,649,194,000	46,312,100	0.69%	729,400	6,648,464,600
CHAMPLIN	2,251,332,900	2,248,596,800	2,736,100	0.12%	272,300	2,248,324,500
CHANHASSEN	82,149,000	82,148,200	800	0.00%	0	82,148,200
CORCORAN	811,930,500	778,308,900	33,621,600	4.14%	372,400	777,936,500
CRYSTAL	1,864,493,900	1,863,470,700	1,023,200	0.05%	989,800	1,862,480,900
DAYTON	556,860,400	539,898,500	16,961,900	3.05%	98,800	539,799,700
DEEPHAVEN	1,148,435,900	1,106,870,100	41,565,800	3.62%	2,625,600	1,104,244,500
EDEN PRAIRIE	9,987,283,000	9,967,808,400	19,474,600	0.19%	96,000	9,967,712,400
EDINA	9,978,326,200	9,922,924,200	55,402,000	0.56%	4,260,500	9,918,663,700
EXCELSIOR	391,040,400	373,425,800	17,614,600	4.50%	1,097,800	372,328,000
FORT SNELLING	0	0	0	0.00%	0	0
GOLDEN VALLEY	3,396,500,400	3,387,896,000	8,604,400	0.25%	1,924,800	3,385,971,200
GREENFIELD	500,671,400	479,190,200	21,481,200	4.29%	312,600	478,877,600
GREENWOOD	338,223,500	295,895,900	42,327,600	12.51%	386,500	295,509,400
HANOVER	97,069,900	91,642,900	5,427,000	5.59%	0	91,642,900
HASSAN	532,777,600	493,160,400	39,617,200	7.44%	68,600	493,091,800
HOPKINS	1,675,329,900	1,665,058,100	10,271,800	0.61%	1,395,300	1,663,662,800
INDEPENDENCE	777,437,100	745,555,500	31,881,600	4.10%	573,000	744,982,500
INTERNATL AIRPORT	0	0	0	0.00%	0	0
LONG LAKE	274,667,800	272,697,400	1,970,400	0.72%	11,000	272,686,400
LORETTO	72,134,600	72,134,200	400	0.00%	16,700	72,117,500
MAPLE GROVE	8,177,748,500	8,113,921,400	63,827,100	0.78%	229,600	8,113,691,800
MAPLE PLAIN	203,427,400	203,139,300	288,100	0.14%	193,600	202,945,700
MEDICINE LAKE	91,051,800	88,632,700	2,419,100	2.66%	47,500	88,585,200
MEDINA	1,466,044,400	1,425,549,700	40,494,700	2.76%	221,200	1,425,328,500
MINNEAPOLIS	37,942,471,300	37,227,443,200	715,028,100	1.88%	83,275,345	37,144,167,855
MINNETONKA	8,560,221,100	8,503,035,000	57,186,100	0.67%	5,115,300	8,497,919,700
MINNETONKA BEACH	319,961,800	285,837,700	34,124,100	10.67%	151,800	285,685,900
MINNETRISTA	1,556,217,600	1,435,860,200	120,357,400	7.73%	565,600	1,435,294,600
MOUND	1,436,229,600	1,321,877,000	114,352,600	7.96%	1,875,600	1,320,001,400
NEW HOPE	1,745,793,100	1,744,202,100	1,591,000	0.09%	156,700	1,744,045,400
ORONO	3,059,440,400	2,833,106,200	226,334,200	7.40%	1,135,700	2,831,970,500
OSSEO	251,141,500	250,994,400	147,100	0.06%	81,500	250,912,900
PLYMOUTH	10,100,979,700	10,042,210,400	58,769,300	0.58%	1,298,100	10,040,912,300
RICHFIELD	3,295,488,700	3,291,662,000	3,826,700	0.12%	2,862,800	3,288,799,200
ROBBINSDALE	1,174,345,700	1,165,967,800	8,377,900	0.71%	15,900	1,165,951,900
ROCKFORD	27,192,400	26,935,400	257,000	0.95%	0	26,935,400
ROGERS	1,218,796,900	1,210,634,700	8,162,200	0.67%	0	1,210,634,700
SHOREWOOD	1,641,573,500	1,598,384,000	43,189,500	2.63%	1,077,500	1,597,306,500
SPRING PARK	298,996,000	262,853,000	36,143,000	12.09%	127,300	262,725,700
ST ANTHONY	585,503,100	584,592,100	911,000	0.16%	319,400	584,272,700
ST BONIFACIUS	226,556,100	226,037,400	518,700	0.23%	67,600	225,969,800
ST LOUIS PARK	5,562,055,700	5,549,126,000	12,929,700	0.23%	6,021,600	5,543,104,400
TONKA BAY	613,469,000	542,146,200	71,322,800	11.63%	411,400	541,734,800
WAYZATA	1,619,265,500	1,529,268,300	89,997,200	5.56%	1,368,900	1,527,899,400
WOODLAND	310,766,000	294,382,200	16,383,800	5.27%	187,300	294,194,900
TOTAL HENNEPIN COUNTY	146,775,744,600	144,638,766,900	2,136,977,700	1.46%	124,939,945	144,513,826,955

2007 Hennepin County Limited Differential On Property Types - R & RL



<u>MINNEAPOLIS</u>			<u>SUBURBAN</u>			<u>COUNTY WIDE</u>		
PERCENT	FREQUENCY	% OF TOTAL	PERCENT	FREQUENCY	% OF TOTAL	PERCENT	FREQUENCY	% OF TOTAL
0	51125	69.0%	0	183864	94.9%	0	234989	87.7%
1% TO 5%	9368	12.6%	1% TO 5%	3522	1.8%	1% TO 5%	12890	4.8%
5% TO 10%	6908	9.3%	5% TO 10%	1903	1.0%	5% TO 10%	8811	3.3%
10% TO 15%	3516	4.7%	10% TO 15%	1225	0.6%	10% TO 15%	4741	1.8%
15% TO 20%	1600	2.2%	15% TO 20%	872	0.5%	15% TO 20%	2472	0.9%
20% TO 25%	752	1.0%	20% TO 25%	669	0.3%	20% TO 25%	1421	0.5%
OVER 25%	836	1.1%	OVER 25%	1659	0.9%	OVER 25%	2495	0.9%

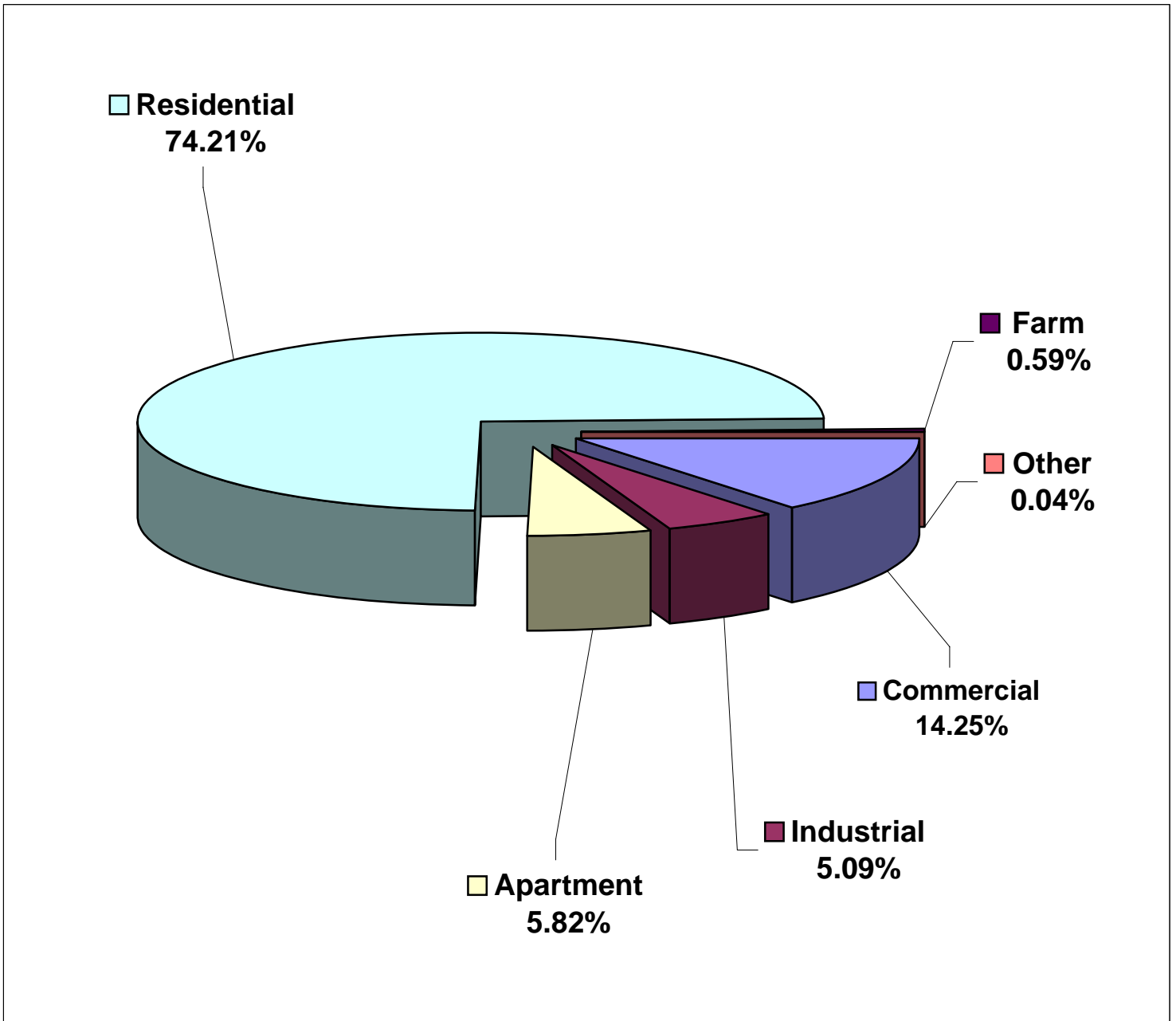
2007 HENNEPIN COUNTY NEW CONSTRUCTION REPORT

<i>MUNIC</i>	<i>PID COUNT</i>	<i>IMPROVEMENT AMOUNT</i>
(01) MINNEAPOLIS	3,442	\$339,639,800
(15) WOODLAND	11	\$4,047,000
(17) SPRING PARK	35	\$10,455,500
(19) GREENWOOD	23	\$5,860,000
(20) BLOOMINGTON	411	\$66,410,600
(22) BROOKLYN CENTER	460	\$4,651,300
(24) EDINA	700	\$131,203,600
(26) SHOREWOOD	224	\$28,200,000
(28) GOLDEN VALLEY	316	\$53,218,500
(30) HOPKINS	165	\$9,965,000
(34) MINNETONKA	986	\$101,549,200
(36) MINNETRISTA	209	\$28,910,600
(38) ORONO	185	\$46,178,000
(40) PLYMOUTH	1,189	\$85,258,400
(42) RICHFIELD	493	\$5,991,000
(44) ROBBINSDALE	111	\$7,594,800
(46) ST LOUIS PARK	771	\$132,849,600
(48) BROOKLYN PARK	980	\$209,633,900
(50) CHAMPLIN	295	\$27,459,300
(52) CORCORAN	142	\$11,334,400
(54) CRYSTAL	323	\$9,067,000
(56) DAYTON	84	\$9,545,000
(59) DEEPHAVEN	75	\$8,128,000
(61) EDEN PRAIRIE	884	\$146,958,400
(63) EXCELSIOR	49	\$7,344,700
(65) GREENFIELD	139	\$20,772,500
(67) HANOVER	12	\$1,191,000
(68) HASSAN	93	\$12,978,600
(70) INDEPENDENCE	96	\$9,567,400
(72) LONG LAKE	17	\$1,340,200
(74) LORETTO	9	\$468,000
(76) MAPLE GROVE	935	\$269,250,100
(77) MAPLE PLAIN	20	\$3,475,000
(79) MEDICINE LAKE	13	\$1,035,400
(80) MEDINA	237	\$69,988,600
(82) MINNETONKA BEACH	8	\$4,220,900
(85) MOUND	156	\$13,124,000
(86) NEW HOPE	222	\$12,034,500
(88) OSSEO	35	\$573,000
(90) ROCKFORD	1	\$2,000
(92) ROGERS	302	\$69,775,700
(94) ST ANTHONY	83	\$1,843,000
(95) ST BONIFACIUS	32	\$1,046,500
(97) TONKA BAY	39	\$6,965,000
(99) WAYZATA	71	\$14,901,000
MUNIC TOTALS	15,083	\$2,006,006,000

Run Date: 5/4/2007

Hennepin County Estimated Market Value 2007 Assessment

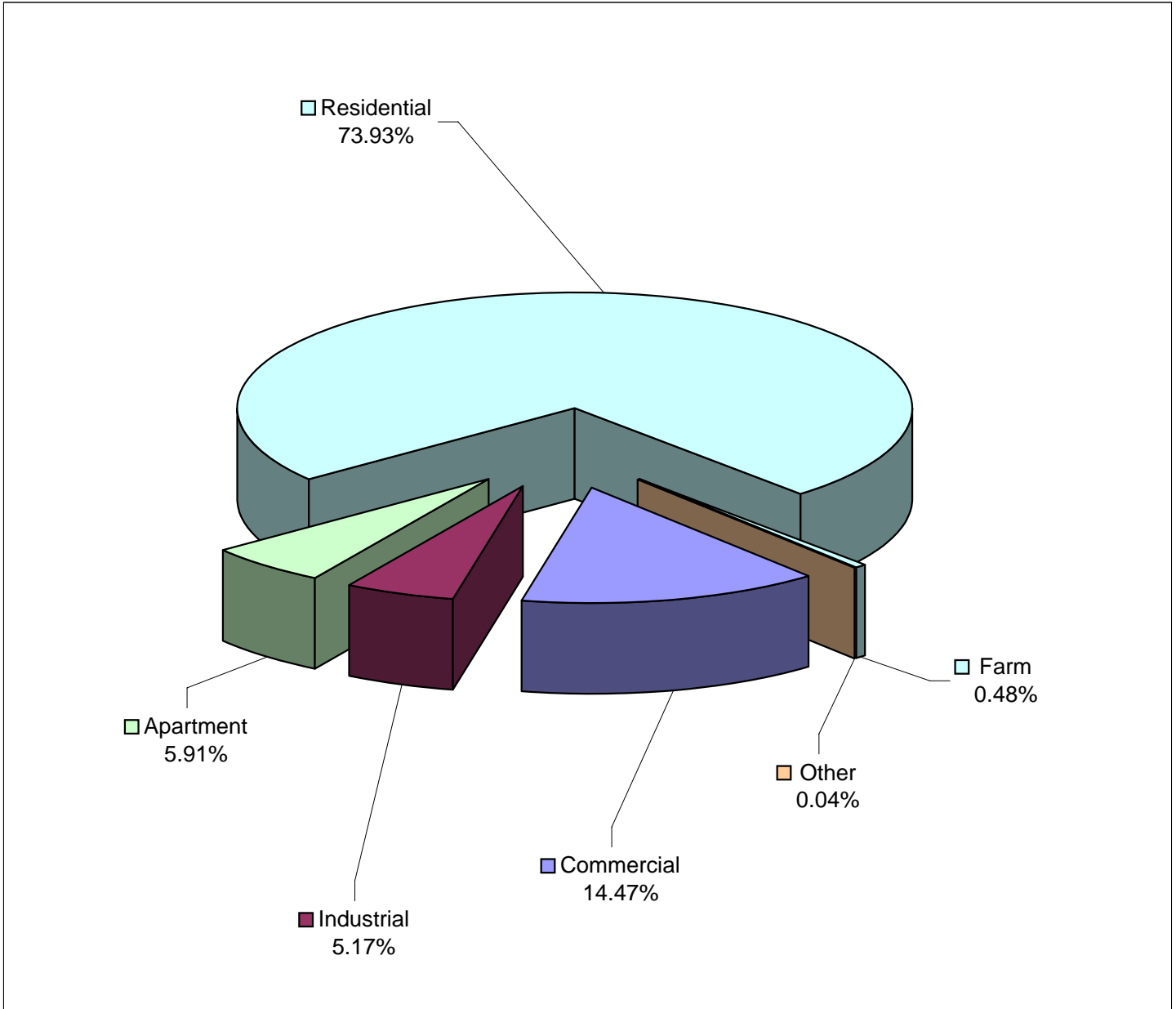
Run Date: 3/30/2007



Property Type	EMV County Land	EMV County Bldg	EMV County Mach	EMV County Total
Commercial	\$7,816,522,000	\$13,112,306,650	\$0	\$20,928,828,650
Industrial	\$2,941,705,600	\$4,458,950,700	\$77,934,500	\$7,478,590,800
Apartment	\$1,656,503,000	\$6,889,044,500	\$0	\$8,545,547,500
Residential	\$37,907,487,800	\$71,092,462,600	\$0	\$108,999,950,400
Farm	\$727,167,900	\$145,638,100	\$0	\$872,806,000
Other	\$33,114,100	\$27,274,100	\$0	\$60,388,200
Total	\$51,082,500,400	\$95,725,676,650	\$77,934,500	\$146,886,111,550

Hennepin County Taxable Market Value 2007 Assessment

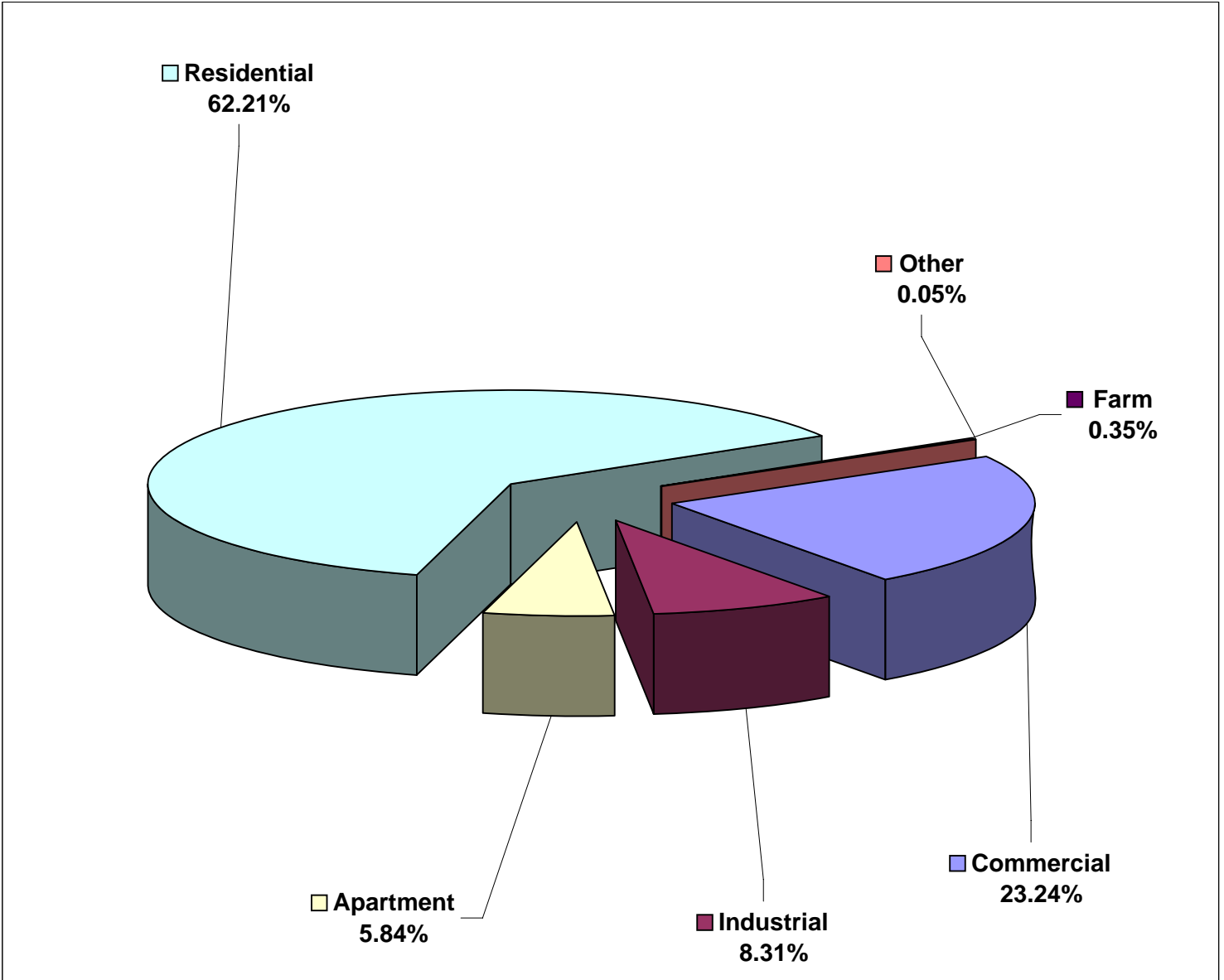
Run Date: 3/30/2007



Property Type	TMV County Land	TMV County Bldg	TMV County Mach	TMV County Total
Commercial	\$7,816,522,000	\$13,112,306,650	\$0	\$20,928,828,650
Industrial	\$2,941,705,600	\$4,458,950,700	\$77,934,500	\$7,478,590,800
Apartment	\$1,656,503,000	\$6,889,044,500	\$0	\$8,545,547,500
Residential	\$36,855,073,700	\$70,073,039,155	\$0	\$106,928,112,855
Farm	\$546,309,000	\$140,710,900	\$0	\$687,019,900
Other	\$33,114,100	\$27,274,100	\$0	\$60,388,200
Total	\$49,849,227,400	\$94,701,326,005	\$77,934,500	\$144,628,487,905

Hennepin County Tax Capacity 2007 Assessment

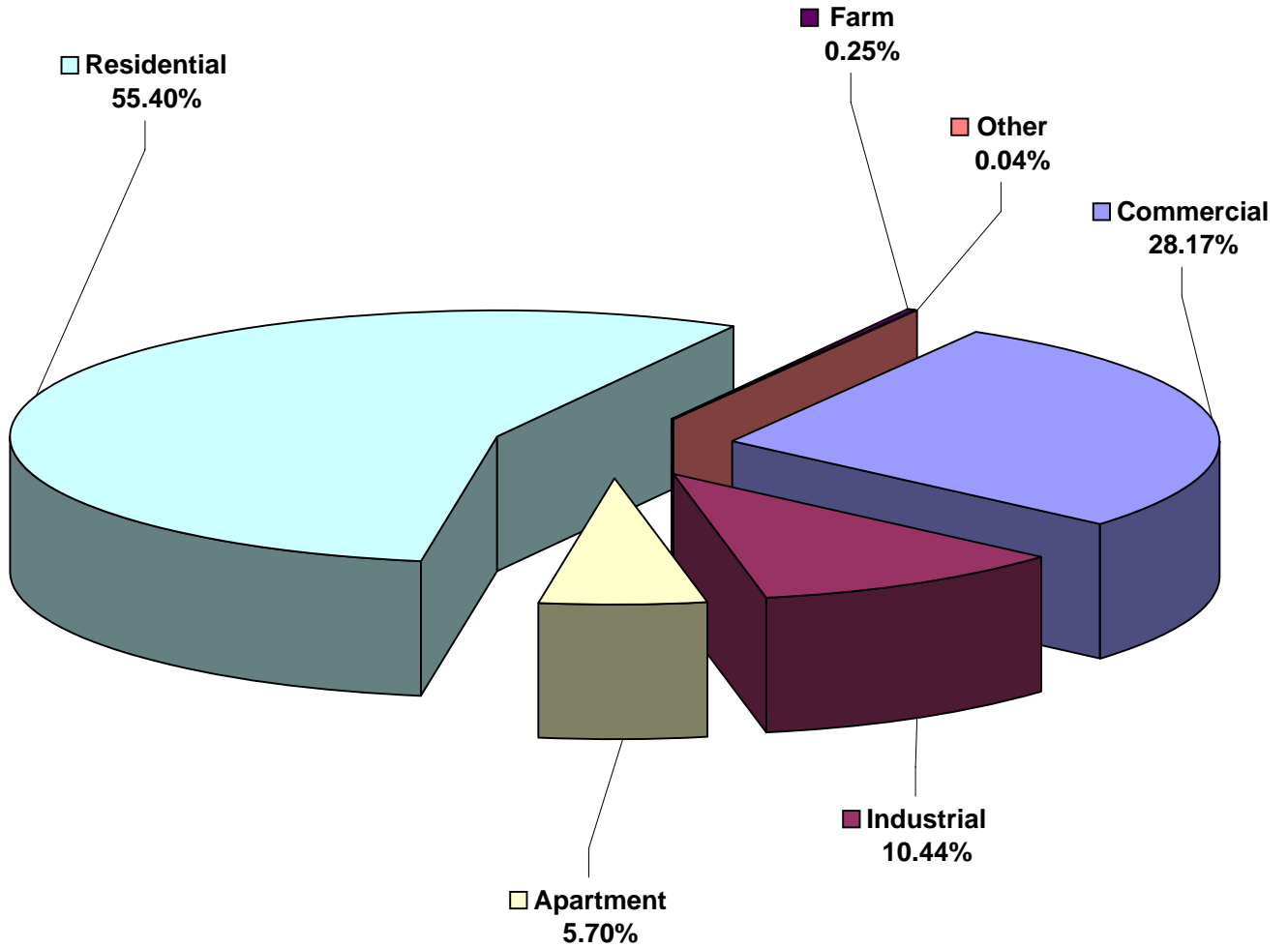
Run Date: 3/30/2007



Property Type	County Tax Capacity	Percentage
Commercial	\$412,420,145	23.24%
Industrial	\$147,512,487	8.31%
Apartment	\$103,552,150	5.84%
Residential	\$1,103,901,425	62.21%
Farm	\$6,168,308	0.35%
Other	\$831,606	0.05%
Total	\$1,774,386,121	100.00%

Hennepin County Net Tax Dollars by Property Type 2007 Net Taxes

Run Date: 12/5/2006

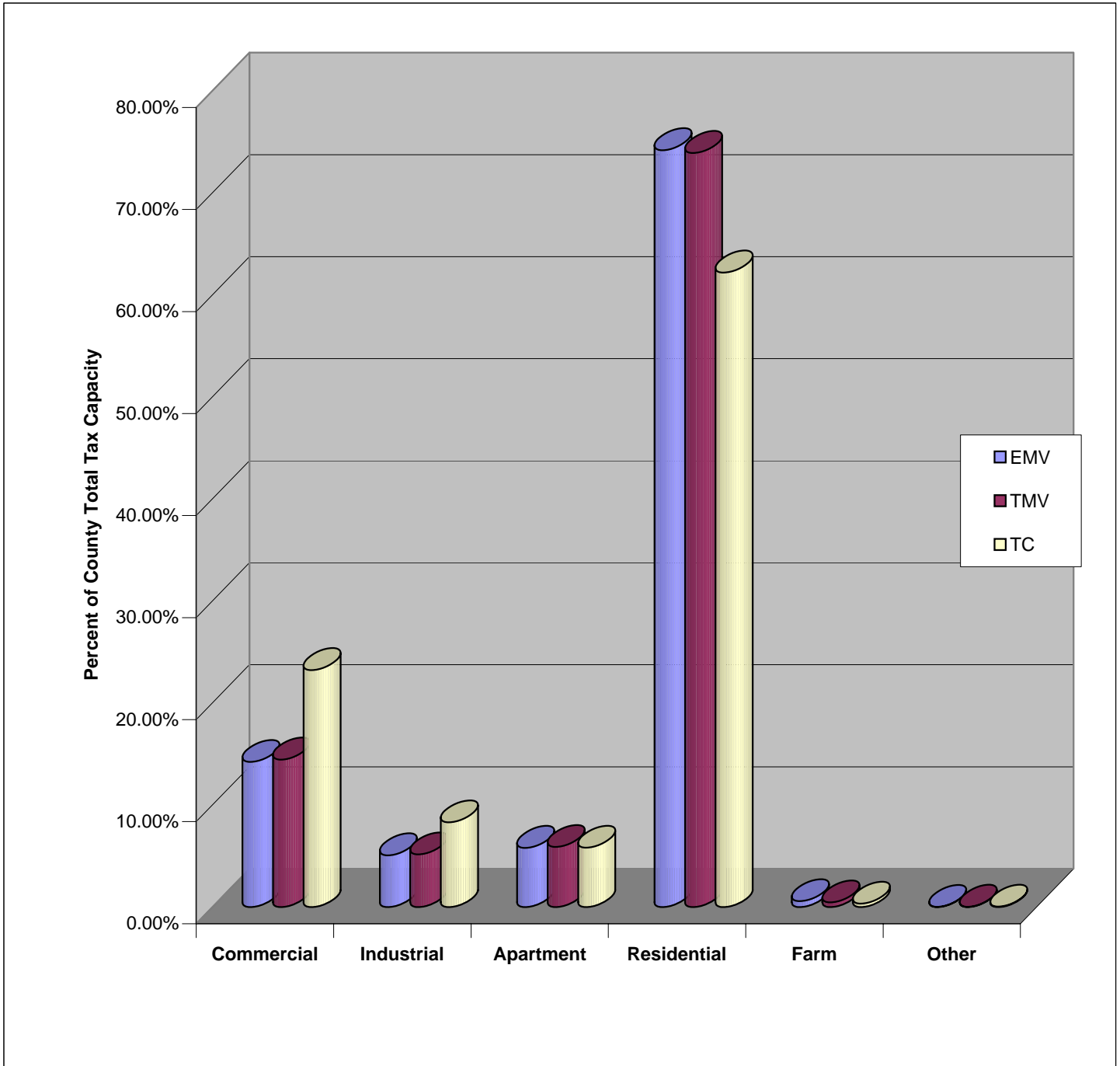


Property Type	County Total Net Taxes	Percent
Commercial	\$597,103,042	28.17%
Industrial	\$221,309,503	10.44%
Apartment	\$120,728,664	5.70%
Residential	\$1,174,332,006	55.40%
Farm	\$5,365,835	0.25%
Other	\$929,875	0.04%
Total	\$2,119,768,925	100.00%

Hennepin County EMV, TMV, TC Percentages

2007 Assessment

Run Date: 3/30/2007

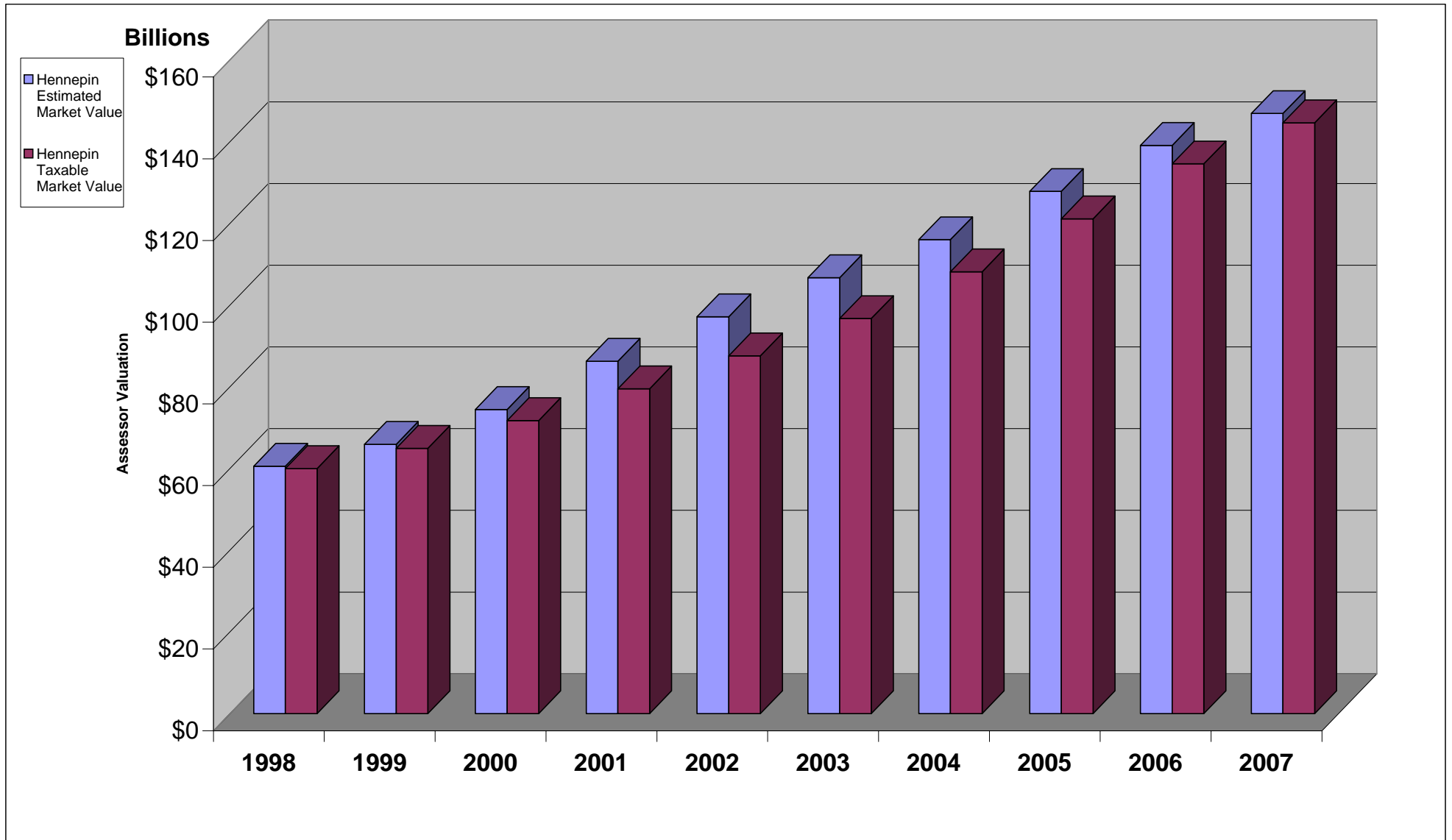


Property Type	% EMV	% TMV	% TC	County EMV	County TMV	County TC
Commercial	14.25%	14.47%	23.24%	\$20,928,828,650	\$20,928,828,650	\$412,420,145
Industrial	5.09%	5.17%	8.31%	\$7,478,590,800	\$7,478,590,800	\$147,512,487
Apartment	5.82%	5.91%	5.84%	\$8,545,547,500	\$8,545,547,500	\$103,552,150
Residential	74.21%	73.93%	62.21%	\$108,999,950,400	\$106,928,112,855	\$1,103,901,425
Farm	0.59%	0.48%	0.35%	\$872,806,000	\$687,019,900	\$6,168,308
Other	0.04%	0.04%	0.05%	\$60,388,200	\$60,388,200	\$831,606
Total	100.00%	100.00%	100.00%	\$146,886,111,550	\$144,628,487,905	\$1,774,386,121

Hennepin County Estimated Market Value (EMV) & Taxable Market Value (TMV) Growth

1998 - 2007 Assessment

2007 Assessment Run Date: 3/30/2007



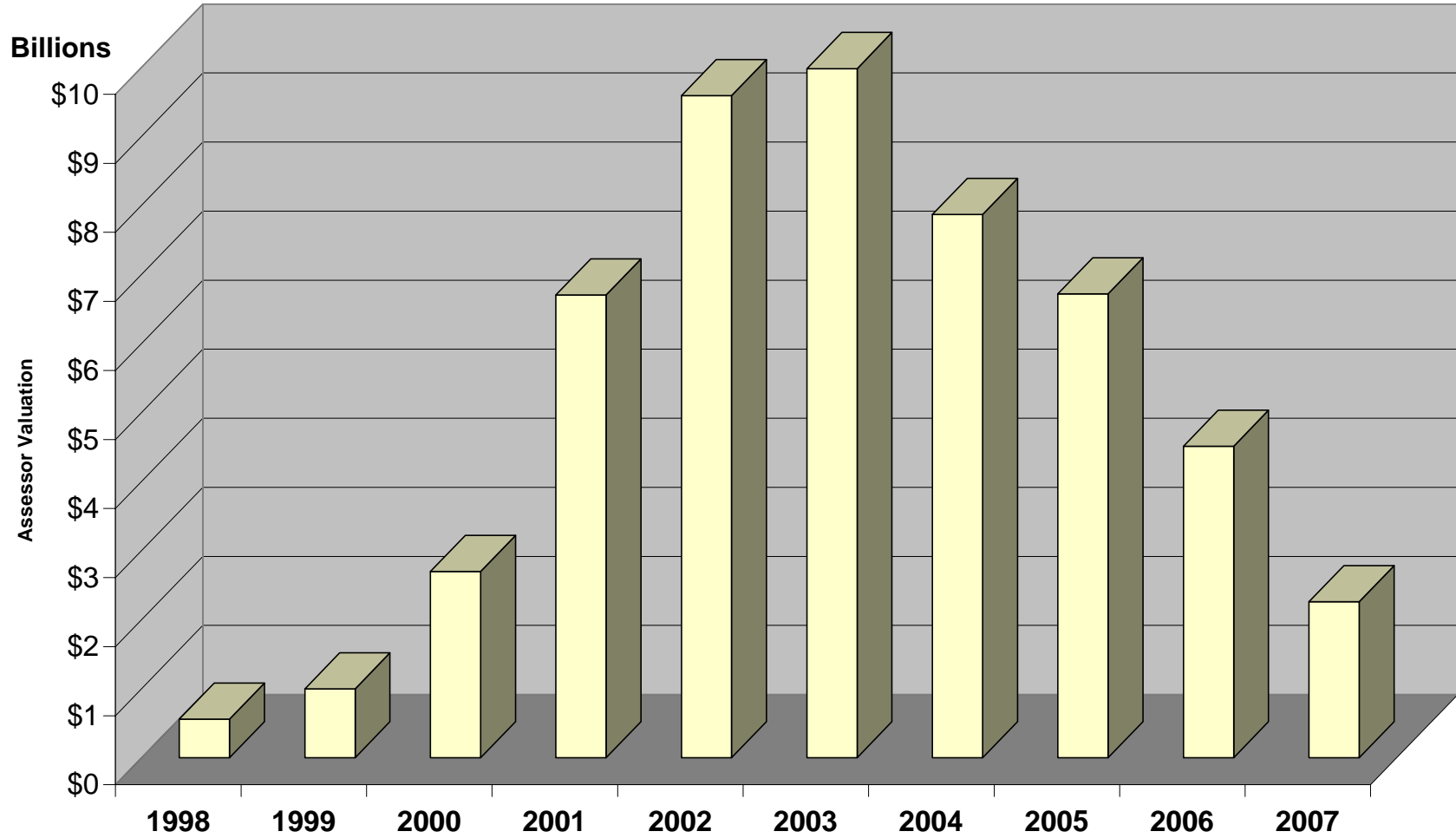
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Hennepin EMV	\$60,550,869,269	\$65,918,338,065	\$74,433,230,570	\$86,233,281,710	\$97,162,579,000	\$106,694,544,200	\$116,011,444,100	\$127,818,675,839	\$139,065,310,600	\$146,886,111,550
Hennepin EMV Growth		8.86%	12.92%	15.85%	12.67%	9.81%	8.73%	10.18%	8.80%	5.62%
Hennepin TMV	\$59,992,876,059	\$64,920,519,030	\$71,736,707,009	\$79,532,275,985	\$87,574,967,165	\$96,716,172,075	\$108,145,608,275	\$121,101,418,024	\$134,556,017,805	\$144,628,487,905
Henn. Diff. \$ (Excl. Value)	\$557,993,210	\$997,819,035	\$2,696,523,561	\$6,701,005,725	\$9,587,611,835	\$9,978,372,125	\$7,865,835,825	\$6,717,257,815	\$4,509,292,795	\$2,257,623,645
Henn. Diff. % (Excl. Value)	0.922%	1.514%	3.623%	7.771%	9.868%	9.352%	6.780%	5.255%	3.243%	1.537%

Hennepin County Excluded Value Growth

1998 - 2007 Assessment

2007 Assessment Run Date: 3/30/2007

Hennepin County Market Value Lost Due To Limited Value Protection & This Old House

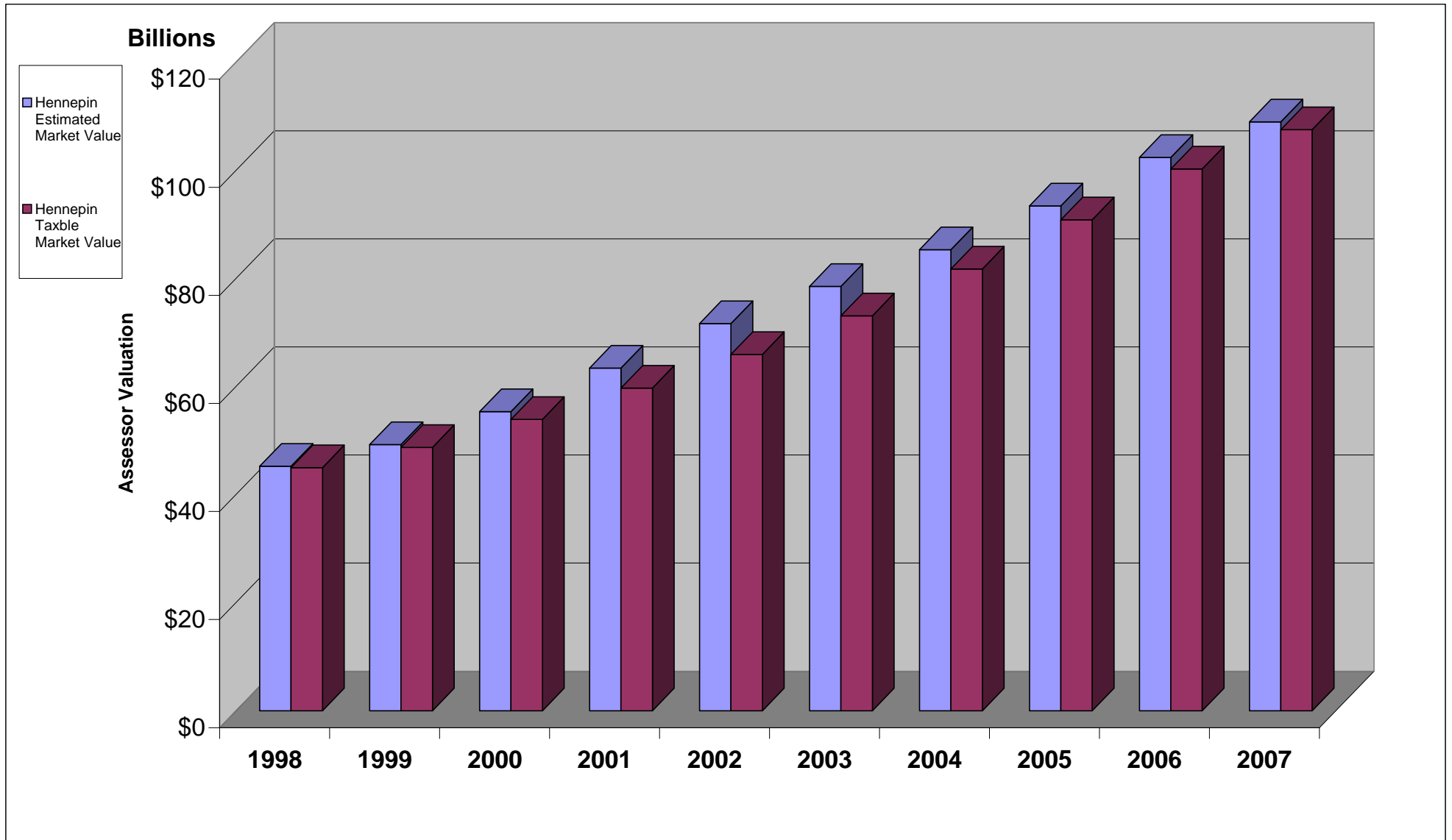


	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Hennepin EMV	\$60,550,869,269	\$65,918,338,065	\$74,433,230,570	\$86,233,281,710	\$97,162,579,000	\$106,694,544,200	\$116,011,444,100	\$127,818,675,839	\$139,065,310,600	\$146,886,111,550
Hennepin EMV Growth		8.86%	12.92%	15.85%	12.67%	9.81%	8.73%	10.18%	8.80%	5.62%
Hennepin TMV	\$59,992,876,059	\$64,920,519,030	\$71,736,707,009	\$79,532,275,985	\$87,574,967,165	\$96,716,172,075	\$108,145,608,275	\$121,101,418,024	\$134,556,017,805	\$144,628,487,905
Henn. Diff. \$ (Excl. Value)	\$557,993,210	\$997,819,035	\$2,696,523,561	\$6,701,005,725	\$9,587,611,835	\$9,978,372,125	\$7,865,835,825	\$6,717,257,815	\$4,509,292,795	\$2,257,623,645
Henn. Diff. % (Excl. Value)	0.922%	1.514%	3.623%	7.771%	9.868%	9.352%	6.780%	5.255%	3.243%	1.537%

Suburban Hennepin County Estimated Market Value (EMV) & Taxable Market Value (TMV) Growth

1998 - 2007 Assessment

2007 Assessment Run Date: 3/30/2007



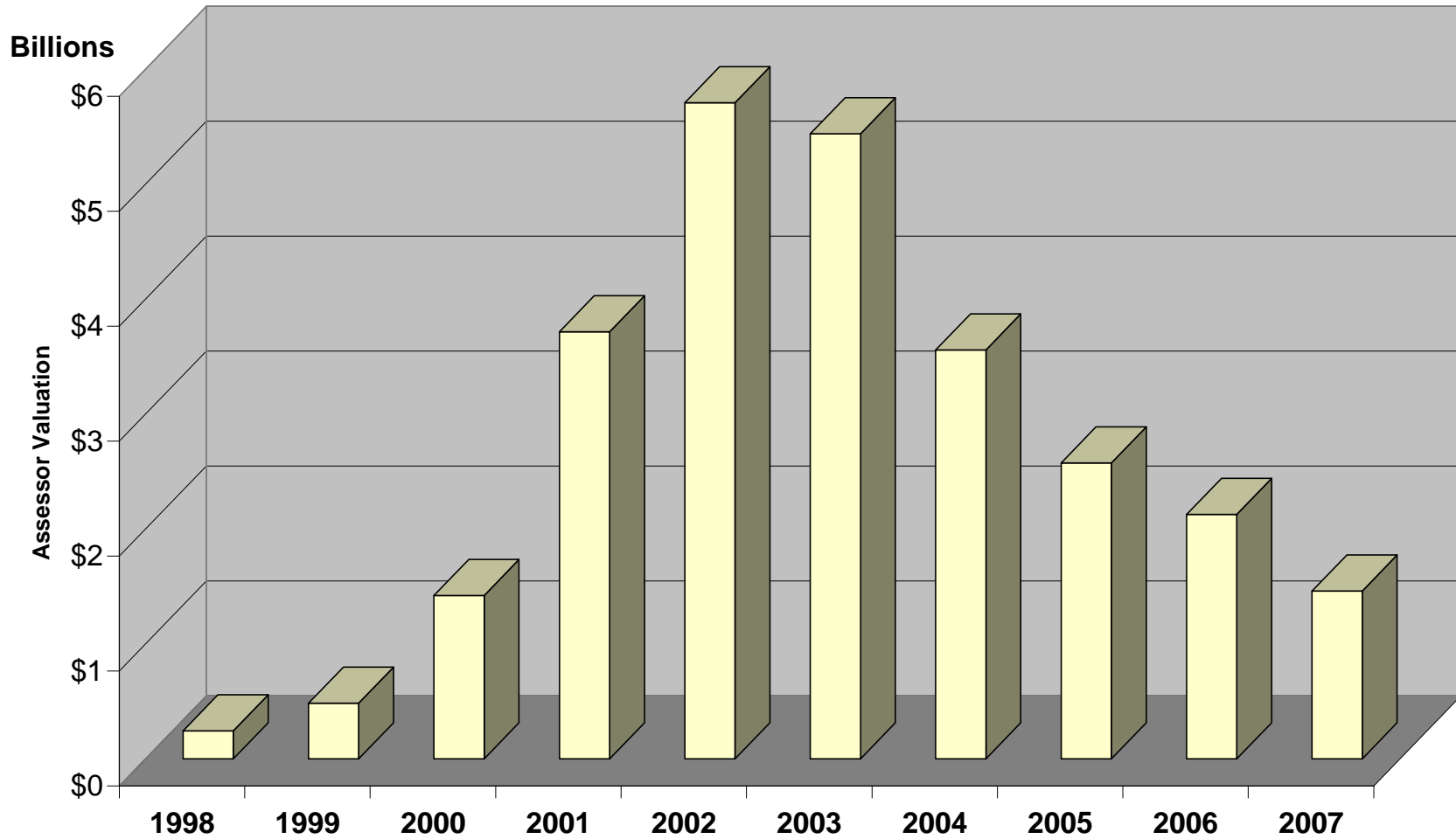
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Suburban EMV	\$45,230,798,800	\$49,226,746,600	\$55,346,138,500	\$63,390,911,710	\$71,637,030,500	\$78,525,065,500	\$85,294,939,000	\$93,418,789,639	\$102,370,356,100	\$108,962,778,050
Suburban EMV Growth		8.83%	12.43%	14.54%	13.01%	9.62%	8.62%	9.52%	9.58%	6.44%
Suburban TMV	\$44,985,964,050	\$48,740,816,450	\$53,923,978,500	\$59,674,824,610	\$65,927,057,300	\$73,084,995,100	\$81,736,881,800	\$90,842,390,699	\$100,242,997,700	\$107,501,887,350
Sub. Diff. \$ (Excl. Value)	\$244,834,750	\$485,930,150	\$1,422,160,000	\$3,716,087,100	\$5,709,973,200	\$5,440,070,400	\$3,558,057,200	\$2,576,398,940	\$2,127,358,400	\$1,460,890,700
Sub. Diff. % (Excl. Value)	0.541%	0.987%	2.570%	5.862%	7.971%	6.928%	4.171%	2.758%	2.078%	1.341%

Suburban Hennepin County Excluded Value Growth

1998 - 2007 Assessment

2007 Assessment Run Date: 3/30/2007

Suburban Hennepin County Market Value Lost Due To Limited Value Protection & This Old House

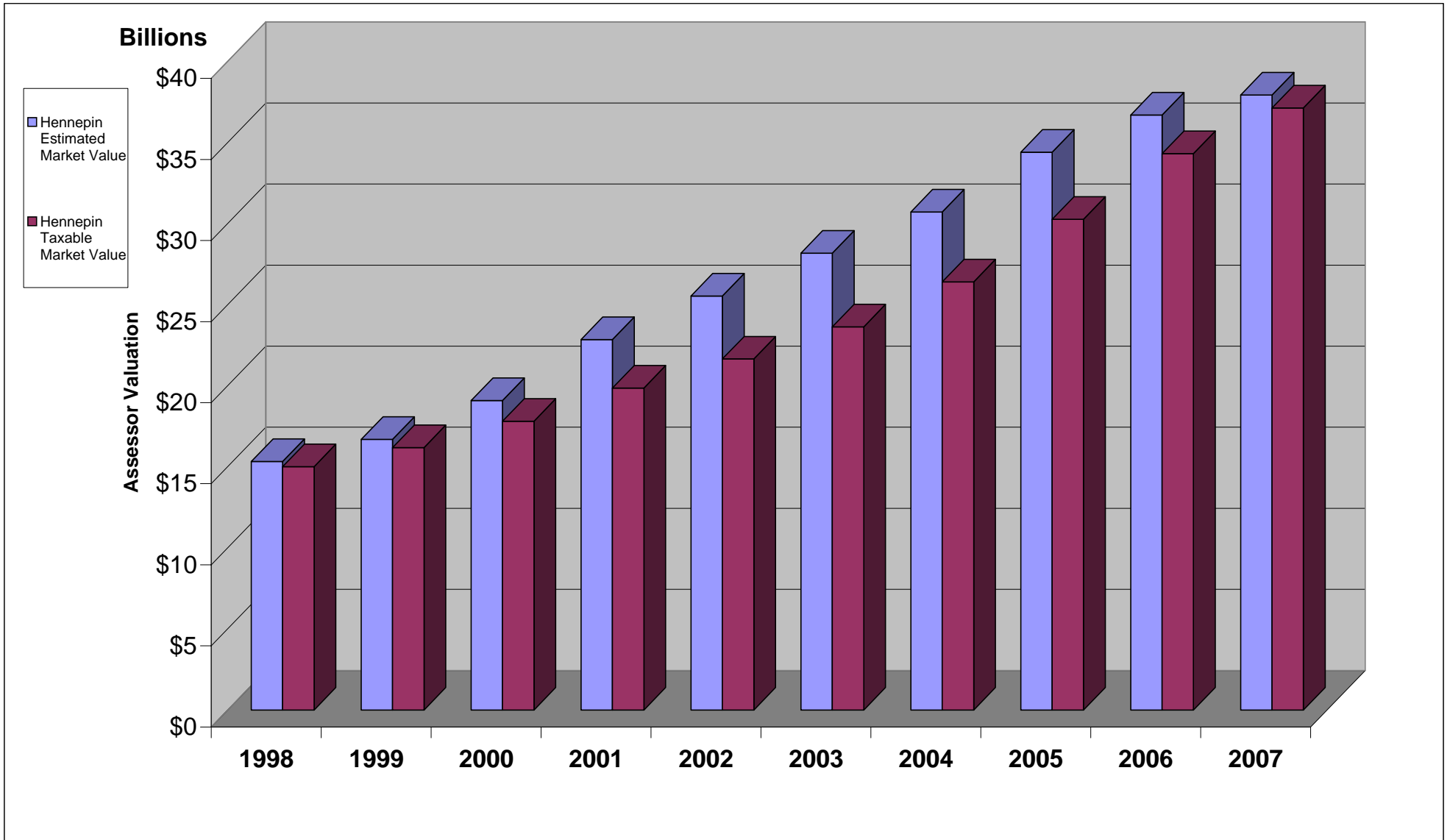


	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Suburban EMV	\$45,230,798,800	\$49,226,746,600	\$55,346,138,500	\$63,390,911,710	\$71,637,030,500	\$78,525,065,500	\$85,294,939,000	\$93,418,789,639	\$102,370,356,100	\$108,962,778,050
Suburban EMV Growth		8.83%	12.43%	14.54%	13.01%	9.62%	8.62%	9.52%	9.58%	6.44%
Suburban TMV	\$44,985,964,050	\$48,740,816,450	\$53,923,978,500	\$59,674,824,610	\$65,927,057,300	\$73,084,995,100	\$81,736,881,800	\$90,842,390,699	\$100,242,997,700	\$107,501,887,350
Sub. Diff. \$ (Excl. Value)	\$244,834,750	\$485,930,150	\$1,422,160,000	\$3,716,087,100	\$5,709,973,200	\$5,440,070,400	\$3,558,057,200	\$2,576,398,940	\$2,127,358,400	\$1,460,890,700
Sub. Diff. % (Excl. Value)	0.541%	0.987%	2.570%	5.862%	7.971%	6.928%	4.171%	2.758%	2.078%	1.341%

Minneapolis Estimated Market Value (EMV) & Taxable Market Value (TMV) Growth

1998 - 2007 Assessment

2007 Assessment Run Date: 3/30/2007



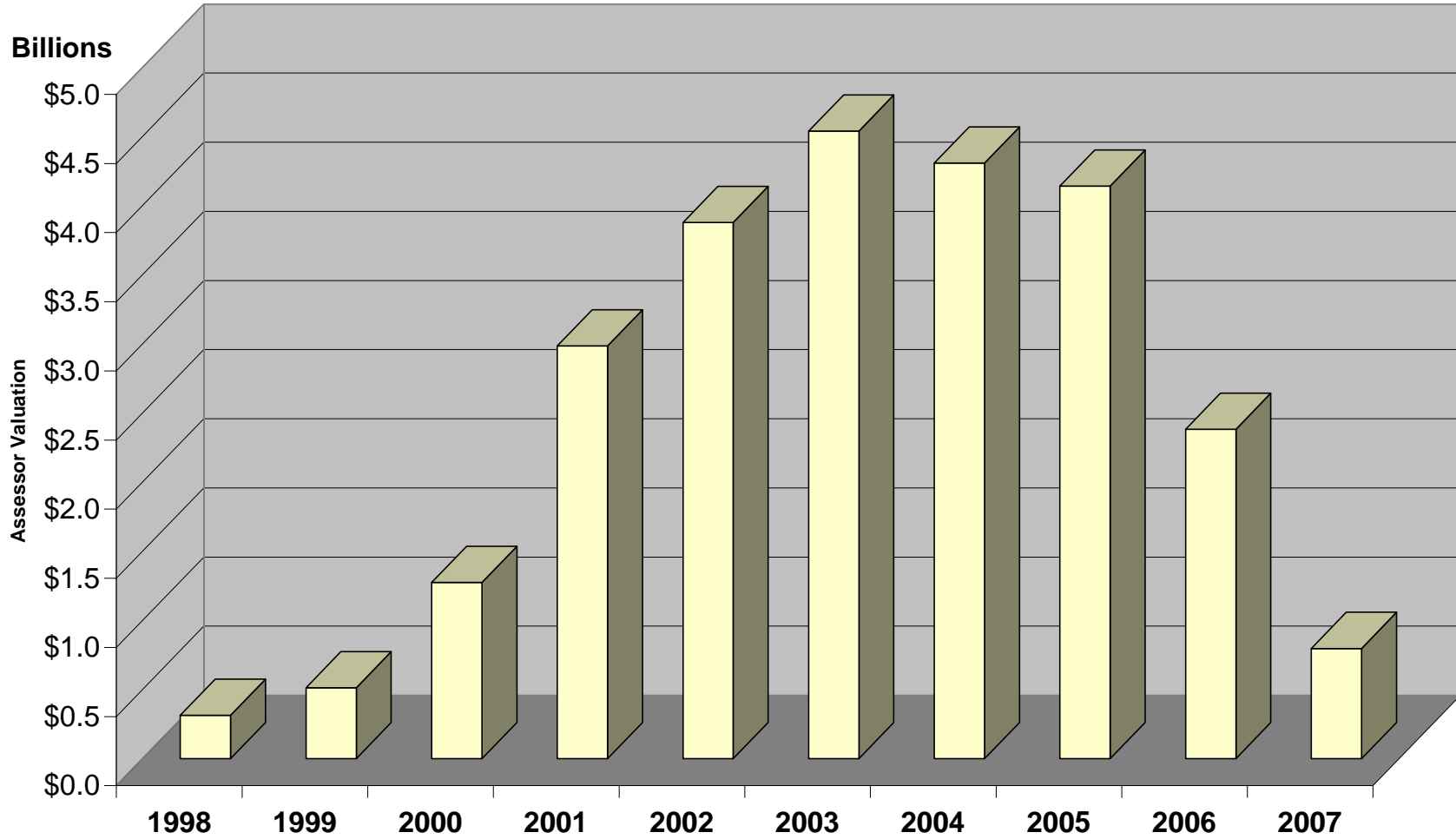
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Minneapolis EMV	\$15,320,070,469	\$16,691,591,465	\$19,087,092,070	\$22,842,370,000	\$25,525,548,500	\$28,169,478,700	\$30,716,505,100	\$34,399,886,200	\$36,694,954,500	\$37,923,333,500
Minneapolis EMV Growth		8.95%	14.35%	19.67%	11.75%	10.36%	9.04%	11.99%	6.67%	3.35%
Minneapolis TMV	\$15,006,912,009	\$16,179,702,580	\$17,812,728,509	\$19,857,451,375	\$21,647,909,865	\$23,631,176,975	\$26,408,726,475	\$30,259,027,325	\$34,313,020,105	\$37,126,600,555
Mpls. Diff. \$ (Excl. Value)	\$313,158,460	\$511,888,885	\$1,274,363,561	\$2,984,918,625	\$3,877,638,635	\$4,538,301,725	\$4,307,778,625	\$4,140,858,875	\$2,381,934,395	\$796,732,945
Mpls. Diff. % (Excl. Value)	2.044%	3.067%	6.677%	13.067%	15.191%	16.111%	14.024%	12.037%	6.491%	2.101%

Minneapolis Excluded Value Growth

1998 - 2007 Assessment

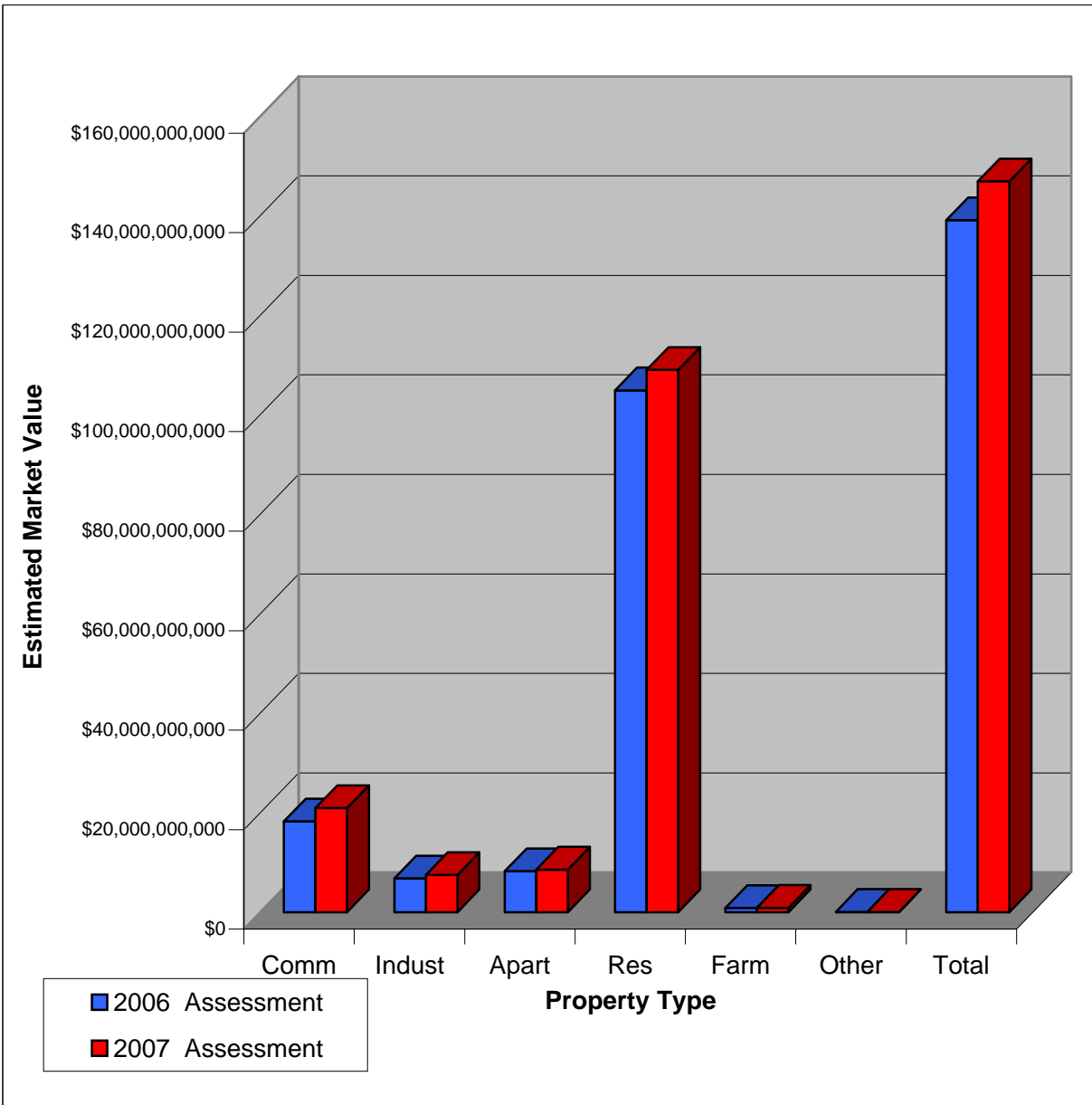
2007 Assessment Run Date: 3/30/2007

Minneapolis Market Value Lost Due To Limited Value Protection & This Old House



	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Minneapolis EMV	\$15,320,070,469	\$16,691,591,465	\$19,087,092,070	\$22,842,370,000	\$25,525,548,500	\$28,169,478,700	\$30,716,505,100	\$34,399,886,200	\$36,694,954,500	\$37,923,333,500
Minneapolis EMV Growth		8.95%	14.35%	19.67%	11.75%	10.36%	9.04%	11.99%	6.67%	3.35%
Minneapolis TMV	\$15,006,912,009	\$16,179,702,580	\$17,812,728,509	\$19,857,451,375	\$21,647,909,865	\$23,631,176,975	\$26,408,726,475	\$30,259,027,325	\$34,313,020,105	\$37,126,600,555
Mpls. Diff. \$ (Excl. Value)	\$313,158,460	\$511,888,885	\$1,274,363,561	\$2,984,918,625	\$3,877,638,635	\$4,538,301,725	\$4,307,778,625	\$4,140,858,875	\$2,381,934,395	\$796,732,945
Mpls. Diff. % (Excl. Value)	2.044%	3.067%	6.677%	13.067%	15.191%	16.111%	14.024%	12.037%	6.491%	2.101%

Estimated Market Values By Property Type 2006 & 2007 Assessments

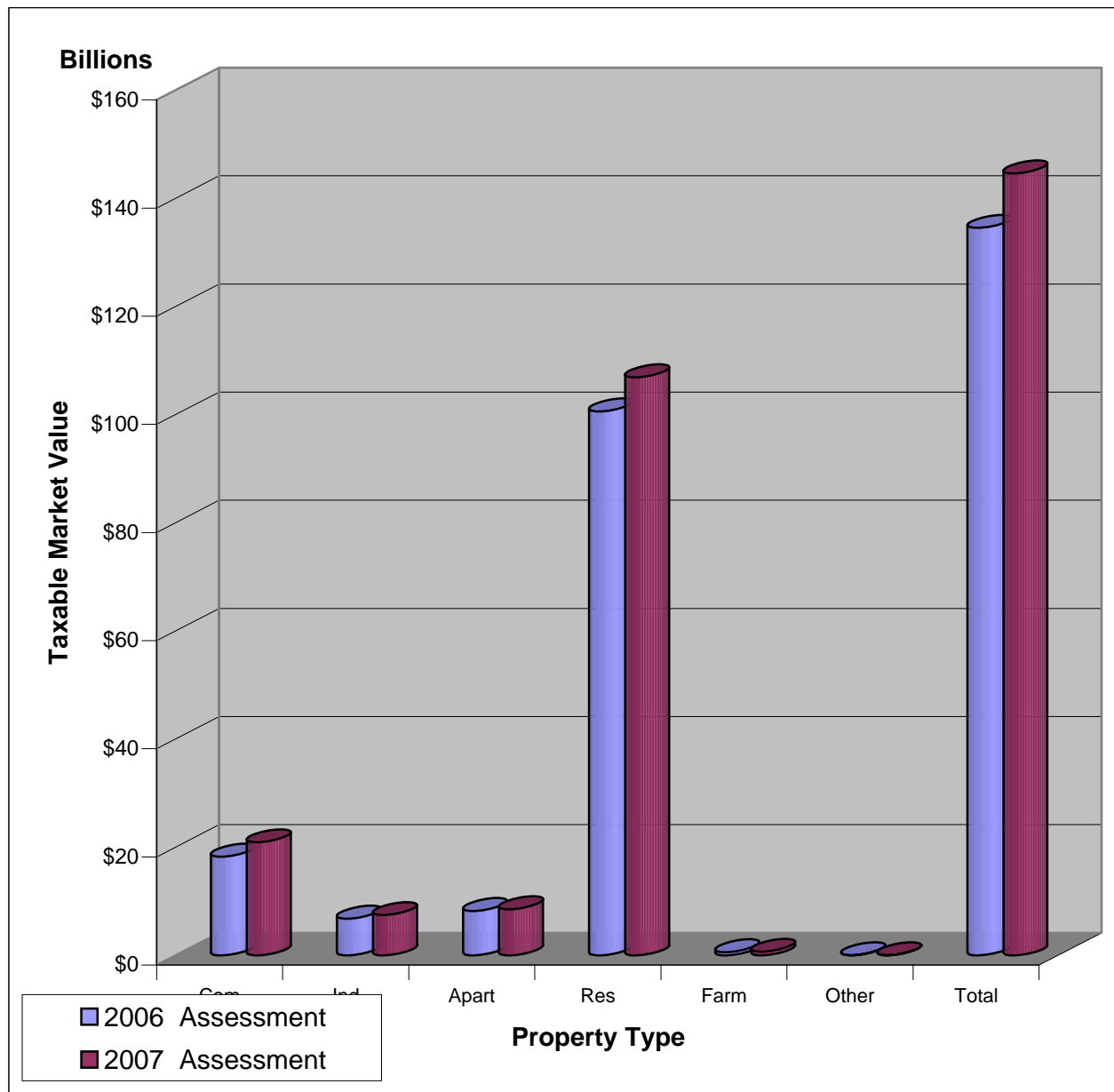


Property Type	2006 Assessment EMV County Total	2007 Assessment EMV County Total
Comm	\$18,259,278,900	\$20,928,828,650
Indust	\$6,793,631,400	\$7,478,590,800
Apart	\$8,226,469,600	\$8,545,547,500
Res	\$104,890,972,400	\$108,999,950,400
Farm	\$839,553,800	\$872,806,000
Other	\$55,404,500	\$60,388,200
Total	\$139,065,310,600	\$146,886,111,550

Run Date: 12/5/2006

Run Date: 3/30/2007

Taxable Market Values By Property Type 2006 & 2007 Assessments

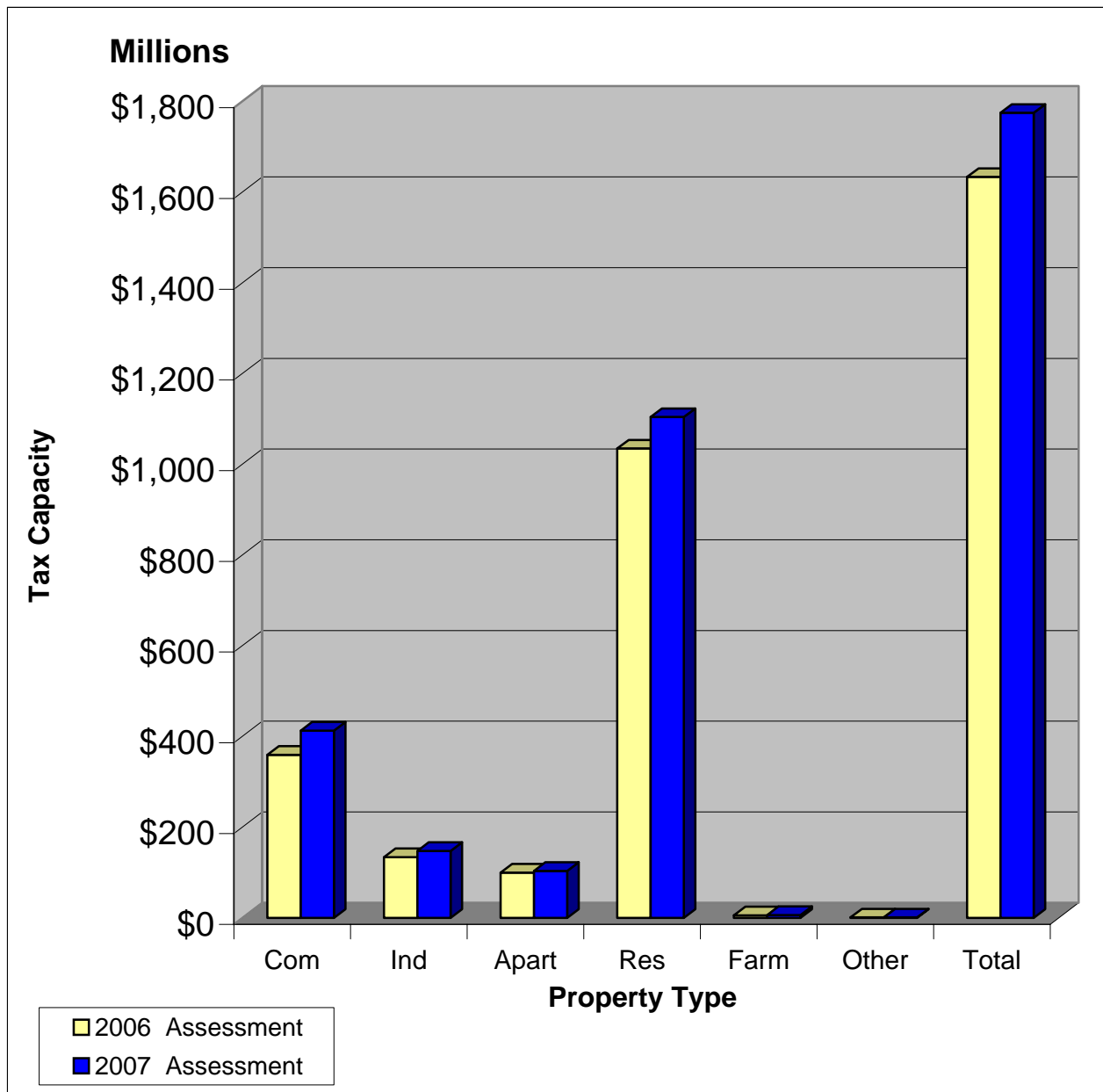


Property Type	2006 Assessment TMV County Total	2007 Assessment TMV County Total
Com	\$18,259,110,600	\$20,928,828,650
Ind	\$6,793,631,400	\$7,478,590,800
Apart	\$8,226,469,600	\$8,545,547,500
Res	\$100,612,176,305	\$106,928,112,855
Farm	\$609,225,400	\$687,019,900
Other	\$55,404,500	\$60,388,200
Total	\$134,556,017,805	\$144,628,487,905

Run Date: 12/5/2006

Run Date: 3/30/2007

Tax Capacity By Property type 2006 & 2007 Assessments



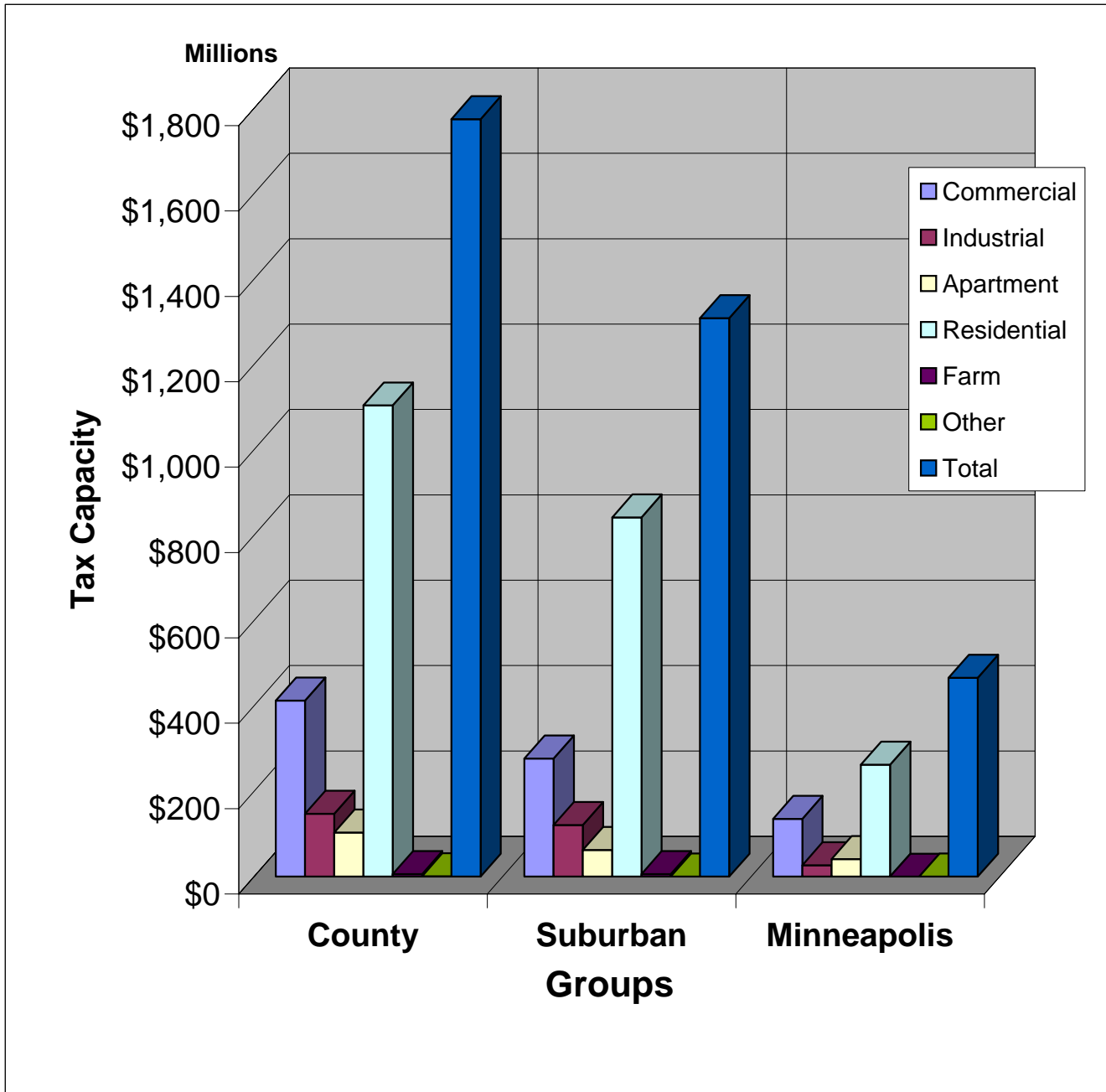
Property Type	2006 Assessment TC County Total	2007 Assessment TC County Total
Com	\$359,133,553	\$412,420,145
Ind	\$133,808,476	\$147,512,487
Apart	\$99,583,311	\$103,552,150
Res	\$1,034,400,493	\$1,103,901,425
Farm	\$5,443,275	\$6,168,308
Other	\$762,624	\$831,606
Total	\$1,633,131,732	\$1,774,386,121

Run Date: 12/5/2006

Run Date: 3/30/2007

Tax Capacity Distribution 2007 Assessment

Run Date: 3/30/2007

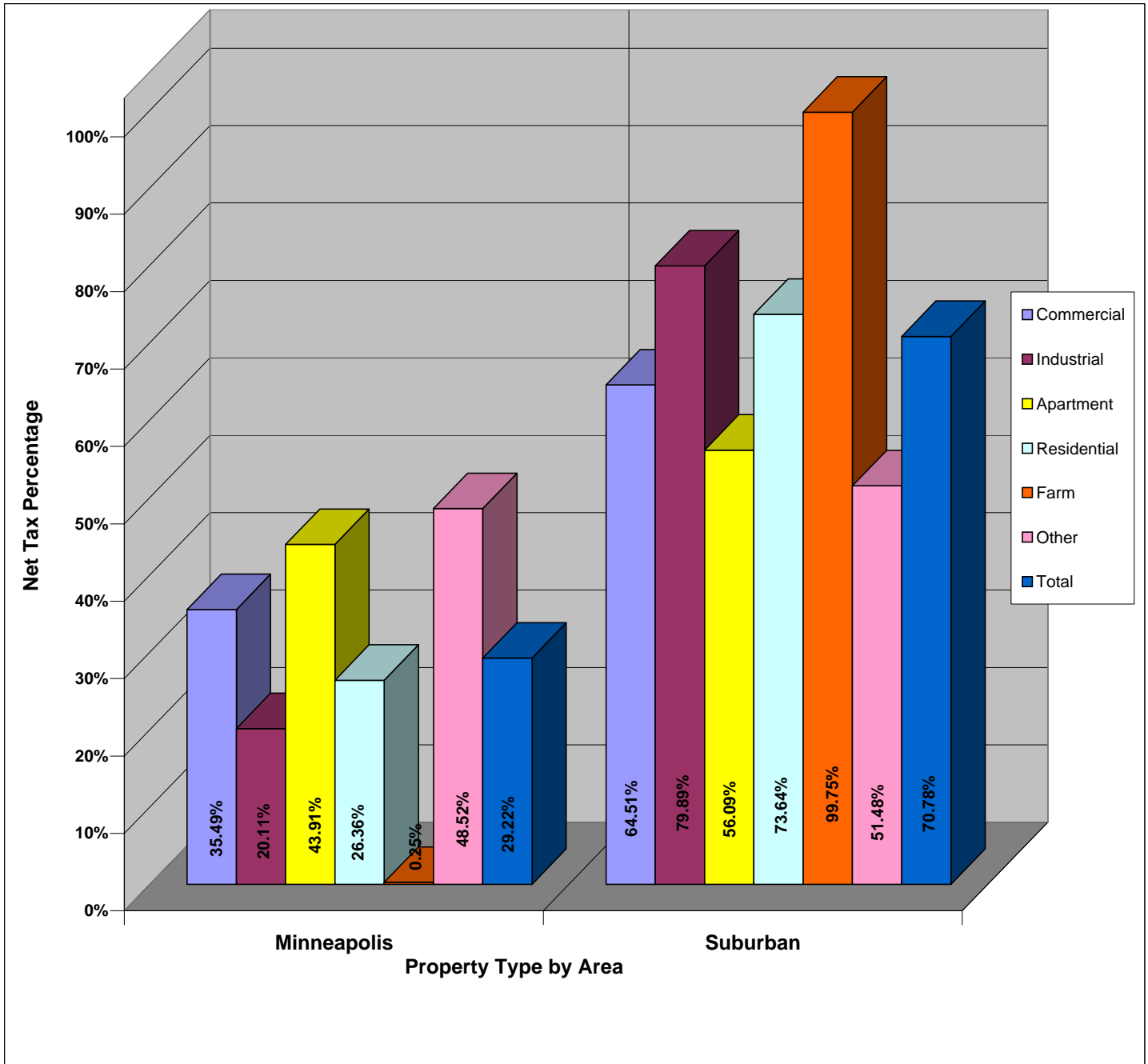


Tax Capacity

Property Type	County	Suburban	Minneapolis
Commercial	\$412,420,145	\$276,976,206	\$135,443,939
Industrial	\$147,512,487	\$121,080,363	\$26,432,124
Apartment	\$103,552,150	\$62,255,529	\$41,296,621
Residential	\$1,103,901,425	\$841,708,007	\$262,193,418
Farm	\$6,168,308	\$6,155,759	\$12,549
Other	\$831,606	\$457,097	\$374,509
Total	\$1,774,386,121	\$1,308,632,961	\$465,753,160 (difference)

Hennepin County Net Tax Percent by Property Type 2007 Net Taxes

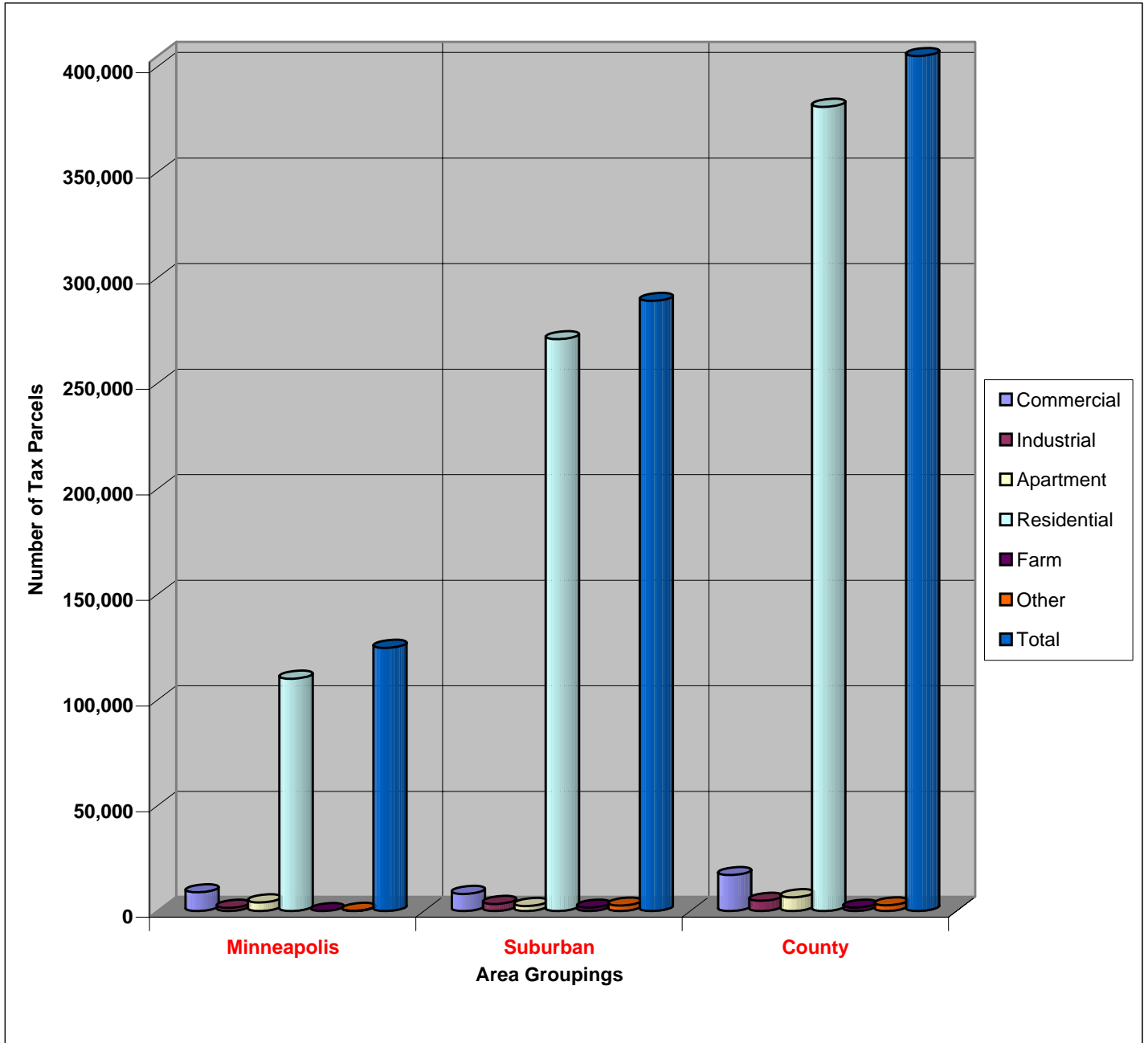
Run Date: 12/5/2006



Property Type	Minneapolis		Suburban		Hennepin Totals
Commercial	\$211,898,840	35.49%	\$385,204,202	64.51%	\$597,103,042
Industrial	\$44,500,220	20.11%	\$176,809,284	79.89%	\$221,309,503
Apartment	\$53,010,003	43.91%	\$67,718,660	56.09%	\$120,728,664
Residential	\$309,534,627	26.36%	\$864,797,379	73.64%	\$1,174,332,006
Farm	\$13,555	0.25%	\$5,352,280	99.75%	\$5,365,835
Other	\$451,213	48.52%	\$478,662	51.48%	\$929,875
Total	\$619,408,458	29.22%	\$1,500,360,467	70.78%	\$2,119,768,925

Hennepin County Tax Parcels by Property Type 2007 Assessment

Run Date: 3/30/2007



Property Type	Minneapolis	Suburban	County
Commercial	8,914	8,144	17,058
Industrial	1,514	3,374	4,888
Apartment	4,087	2,434	6,521
Residential	110,047	270,866	380,913
Farm	0	1,621	1,621
Other	129	2,592	2,721
Total	124,691	289,031	413,722

Glossary of Assessment Terms

Estimated Market Value (EMV):

This value is what the assessor estimates your property would likely sell for on the open, competitive market. State law requires assessors to value property at 100 percent of market value. Minnesota Statute 272.03 defines "market value" as "the usual selling price...at the time of assessment." It is "the price that could be obtained at a private sale or an auction sale, if the assessor determines that the price from an auction sale represents an arm's length transaction. The price obtained at a forced sale shall not be considered."

Limited Market Value (LMV):

Limits how much the taxable value of certain properties can increase, with the exception of new improvements. Limited Market Value is the difference between this year's estimated market value and last year's limited market value, whichever is greater. This only applies to agricultural, residential, timberland, or noncommercial seasonal recreational residential (cabins) property. (M.S. 273.11, Subd. 1a)

- **2003 assessment payable 2004** – 12% or 20% of the difference
- **2004 assessment payable 2005** – 15% or 25% of the difference
- **2005 assessment payable 2006** – 15% or 25% of the difference
- **2006 assessment payable 2007** – 15% or 25% of the difference
- **2007 assessment payable 2008** – 15% or 33% of the difference
- **2008 assessment payable 2009** – 15% or 50% of the difference
- **2009 assessment payable 2010** – sunset of the program

Property Classification:

The statutory classification that has been assigned to your property based upon your use of the property. A change in classification of your property can have a significant impact on the real estate tax payable. (M.S. 273.13 – classification of property)

Sales Ratio Analysis:

This term refers to the process the assessor uses to measure market conditions by comparing the assessor's estimated market value with the sales prices. The Department of Revenue also uses the sales ratio analysis to measure assessor's performance.

Tax Capacity (TC):

Tax Capacity is determined by multiplying the taxable market value of each property by the statutory class rates for the specific use(s) on the property. There are corresponding class rates for the different property classifications.

Tax Capacity Rate:

The rate is used to collect the amount of dollars required to operate city/county governments and schools. The tax rate is usually expressed as a percentage of tax capacity, used to determine the property tax due on a property.

Taxable Market Value (TMV):

This is the value that your property taxes are actually based on, after all reductions, limitations, exemptions and deferrals. Your 2006 value, along with the class rate and the budgets of your local government, will determine how much you will pay in taxes in 2007.

This Old House Exclusion (TOH):

This is a value exclusion for certain improvements. This is the amount of the new improvement value excluded from taxation on homestead property 45 years of age or older (M.S. 273.11, Subd. 16). Improvements that increase the estimated market value by \$5,000 or more may have some of the value excluded from taxation. **Only improvements made before January 2, 2003, and assessed for the 2003 assessment will qualify for this exclusion. Value that has been deferred for 10 years began phasing in with the 2004 assessment.** Please contact your assessor's office for more information.

Value of New Improvements:

This is the assessor's estimate of the value of new or previously un-assessed improvements you have made to your property. **These improvements are not eligible for limited market value.**