

Report No. T99SS01		Hennepin County Property Types, Classes & Class Rates 2020 Assessment - Taxes Payable 2021										10/27/20		
***** Class *****	(1) Subject To General Tax	Subject To Fiscal Disparities	EXCLUDED From Referendum Market Value Tax	Description	Property Type	HOMESTEAD			NON-HOMESTEAD			*****LIMITS*****		
						B/D/P Base	Base 1	Over Base	Rate	Over Base	Mach	B/D/P Base	Base 1	
1A	4A			Apartment	A		1.00	1.25	1.25					
1A	4A			Apartment Condominium	AX		1.00	1.25	1.25					500,000
1B			55% of 1st 50,000	Blind	B	0.45	1.00	1.25	1.00	1.25			50,000	450,000
1B			55% of 1st 50,000	Blind/Farm-Homestead	BF	0.45	1.00	1.25	1.00	1.25			50,000	450,000
1B			55% of 1st 25,000	Blind Joint Tenancy	BJ	0.45	1.00	1.25	1.00	1.25			25,000	475,000
	3A	Y		Commercial	(5) C				1.50	2.00				150,000
	3A	Y		Railroad	CR				2.00					
1B			55% of 1st 50,000	Disabled	D	0.45	1.00	1.25	1.00	1.25			50,000	450,000
1A	4B			Double Bungalow	DB		1.00	1.25	1.25					500,000
1B			55% of 1st 50,000	Disabled/Farm-Homestead	DF	0.45	1.00	1.25	1.00	1.25			50,000	450,000
1B			55% of 1st 25,000	Disabled Joint Tenancy	DJ	0.45	1.00	1.25	1.00	1.25			25,000	475,000
2A	2A		Y	Farm	F		0.50	1.00	1.00					1,900,000
2A	4BB			Farm - Hmstd (House & 1 Acre)	FF		1.00	1.25	1.00	1.25				500,000
	1D			Farm - Migrant Housing	FH				1.00	1.25				500,000
	4B(3)			Farm - Non Hmstd Multi Unit	FM				1.25					
2A			Y	Farm - Agricultural Preserve	FP		0.50	1.00	1.00					1,900,000
	4C		Y	Golf Course - Reduced Rate	GC				1.25					
	4C			Hangar Airport (Personal Property)	HA				1.50					
	4C		Y	Sorority/Fraternity Housing	HF				1.00					
	4D		25%	Housing - Low Income > 3 Units	HL				0.75					
	4D		75%	Housing - Low Income > 3 Units Excess	(7) HM				0.25					
	4D		25%	Housing - Low Income < 4 Units	HR				0.75					
	4D		75%	Housing - Low Income < 4 Units Excess	(7) HS				0.25					
	3A	Y	Y	Industrial	(5) I				1.50	2.00				150,000
	4B			Common Area (No Value)	K				----					
	4A			Vacant Land - Apartment	LA				1.25					
	3A	Y	Y	Vacant Land - Commercial	(5) LC				1.50	2.00				150,000
2B	2B		Y	Vacant Land - Rural Farm	(6) LF		0.50	1.00	1.00					1,900,000
	3A	Y	Y	Vacant Land - Industrial	(5) LI				1.50	2.00				150,000
1A	4B			Vacant Land - Lakeshore	LL		1.00	1.25	1.25					500,000
	2C		Y	Vacant Land - Managed Forrest	LM				0.65					
1A	4B		Y	Vacant Land - Residential	LR		1.00	1.25	1.25					500,000
	2B		Y	Vacant Land - Rural Residential	LV				1.00					
	4C			Manufactured Home Park - EDU Cert	ME				1.00					
	4C			Manufactured Home Park	MH				1.25					
	4C	Y (4)	Y	Chartered Veteran's Org (Donation)	NC				1.00					
	4C	Y (4)	Y	Community Org (Donation)	ND				1.50					
	4A			Nursing Home	NH				1.25					500,000
	4C		Y	Chartered Veteran's Org (Non Revenue)	NI				1.00					
	4C		Y	Community Org (Non Revenue)	NP				1.50					
1A	4BB			Residential	R		1.00	1.25	1.00	1.25				500,000
1A	4BB			Residential Lake Shore	RL		1.00	1.25	1.00	1.25				500,000
1A	4B/4C			Residential - Misc/ B&B/ Other	RM		1.00	1.25	1.25					500,000
1A	4BB			Residential-Zero Lot Line-DB	RZ		1.00	1.25	1.00	1.25				500,000
	4C	Y (2)	Y	Seasonal Residential Rec.	S				1.00	1.25				500,000
	4C			Social Club (Mpls only)	SC				1.25					
	4C		Y	Seasonal Lakeshore Restaurant	SL				1.25					
	4C		Y	Seasonal Marina	(5) SM				1.00	1.25				500,000
	4B			Non 4BB Compliant (Mpls only)	SR				1.25					
1A	4B			Triplex	TP		1.00	1.25	1.25					500,000
	3A	Y (3)	Y	Utility	(5) U				1.50	2.00	2.00			150,000
1A	4BB			Condominium	X		1.00	1.25	1.00	1.25				500,000
1A	4B			Cooperative	XC		1.00	1.25	1.25					500,000
1A	4BB			Condo - Garage/Miscellaneous	XM		1.00	1.25	1.00	1.25				500,000
1A	4BB			Townhouse	Y		1.00	1.25	1.00	1.25				500,000

STATE GENERAL TAX

- (1) State General Tax not applicable on Met Airport (Munic 43) real estate PIDS or personal property accounts
 - (2) Property Type "S" - State General Tax Tax Capacity is calculated on .40% of 1st 76,000 TMV instead of net Tax Capacity rate 1.00%, and uses special Seasonal State General Tax Rate
 - (3) Property Type "U" - State General Tax not applicable on public utility electric generating machinery.
REAL ESTATE public utility electric generating machinery can be identified as those subrecords that have MACHINERY VALUE ONLY (no land or building value)
PERSONAL PROPERTY public utility electric generating machinery can be identified as those records with ITEM NO coded as "56"
 - (4) Property Types "NC" or "ND" - State General Tax computed using special Seasonal State General Tax Rate
 - (5) Property Types C/LC/LL/U - If no Contiguous Indicator, up to 100,000 in non-machinery value is excluded from SGT computation based on the entirety of a commercial chain
- COMMERCIAL/INDUSTRIAL/UTILITIES/MARINA**
- (5) If CONTIGUOUS INDICATOR on, entire Tax Capacity is calculated using Overbase % rate
- RURAL VACANT LAND**
- (6) If "LF" Property Type, Tax Capacity Base 1 Limit allowed is ONLY what is left of 1,900,000 (if any) AFTER limit is applied to any "F" Subrecords on PID or on any linked PID(s)
- CLASS 4D PROPERTY**
- (7) If any portion of 4D represents housing unit value in excess of 162,000 per unit, that value is reclassified as "HM" or "HS", and Tax Capacity on that excess value is at a reduced class rate of .25%

Note: Some 2A & 2B Tax Capacity Calc's are handled manually at current assessment yr cut-off (December), overriding automated calc's that do not incorporate the appropriate groupings or rates