

COMMERCIAL TAX COMPUTATION

Example of tax computation for FINAL taxes payable in 2009 on a COMMERCIAL PROPERTY in District Code 7931 (Roseville - 623(C)) (NOT IN A TAX INCREMENT DISTRICT) that has a Taxable market value of \$1,000,000.

STEP 1: CALCULATE THE NET TAX CAPACITY

	1.5% x first \$150,000 of Estimated Market Value	\$2,250
	2.0% x Estimated Market Value in excess of \$150,000	17,000
	Total Net Tax Capacity	\$19,250

STEP 2: CALCULATE THE FISCAL DISPARITY NET TAX CAPACITY

	Total Net Tax Capacity (RESULT FROM STEP 1)		\$19,250
X	Roseville's Fiscal Disparity Sharing Factor	0.348171	\$6,702
	Total Fiscal Disparity Net Tax Capacity		\$6,702

STEP 3: CALCULATE THE LOCAL NET TAX CAPACITY

	Total Net Tax Capacity (RESULT FROM STEP 1)	\$19,250
	Less: Total Fiscal Disparity Net Tax Capacity (RESULT FROM STEP 2)	-6,702
	Total Local Net Tax Capacity	\$12,548

STEP 4: CALCULATE THE LOCAL TAX

	Local Tax Payable =		
	89.016% multiplied by	STEP 3	\$11,169.73
		\$12,548 =	

STEP 5: CALCULATE THE FISCAL DISPARITY TAX

	Fiscal Disparity Tax Payable =		
	115.921% multiplied by	STEP 2	\$7,769.03
		\$6,702 =	

STEP 6: CALCULATE THE MARKET TAX

	Market Tax Payable =		
	0.22246% multiplied by	Taxable Market Value	\$2,224.60
		\$1,000,000 =	

STEP 7: CALCULATE THE STATE GENERAL TAX

	State General Tax Payable =		
	45.535% multiplied by	STEP 1	\$8,765.49
		\$19,250 =	

STEP 8: ADD LOCAL, FISCAL DISPARITY & STATE TAXES

	Local Tax	\$11,169.73
	Plus: Fiscal Dispartiy Tax	\$7,769.03
	Plus: Market Tax	\$2,224.60
	Plus: State General Tax	\$8,765.49
	Total COMMERCIAL PROPERTY Tax Payable	\$29,928.85

Note: This tax computation applies to Commercial/Industrial Property except contiguous Commercial/Industrial parcels owned by the same entity.

COMMERCIAL TAX COMPUTATION

Example of tax computation for FINAL taxes payable in 2009 on a COMMERCIAL PROPERTY in District code 0151 (St. Paul - 625(C)) (NOT IN A TAX INCREMENT DISTRICT) that has a Taxable market value of \$1,000,000.

STEP 1: CALCULATE THE NET TAX CAPACITY

1.5% x first \$150,000 of Estimated Market Value	\$2,250
2.0% x Estimated Market Value in excess of \$150,000	<u>17,000</u>
Total Net Tax Capacity	<u><u>\$19,250</u></u>

STEP 2: CALCULATE THE FISCAL DISPARITY NET TAX CAPACITY

	Total Net Tax Capacity (RESULT FROM STEP 1)		\$19,250
X	St. Paul's Fiscal Disparity Sharing Factor	0.288919	<u>\$5,562</u>
	Total Fiscal Disparity Net Tax Capacity		<u><u>\$5,562</u></u>

STEP 3: CALCULATE THE LOCAL NET TAX CAPACITY

Total Net Tax Capacity (RESULT FROM STEP 1)	\$19,250
Less: Total Fiscal Disparity Net Tax Capacity (RESULT FROM STEP 2)	<u>-5,562</u>
Total Local Net Tax Capacity	<u><u>\$13,688</u></u>

STEP 4: CALCULATE THE LOCAL TAX

Local Tax Payable =	106.465% multiplied by	STEP 3		\$13,688 =	<u>\$14,572.93</u>
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STEP 5: CALCULATE THE FISCAL DISPARITY TAX

Fiscal Disparity Tax Payable =	115.921% multiplied by	STEP 2		\$5,562 =	<u>\$6,447.53</u>
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STEP 6: CALCULATE THE MARKET TAX

Market Tax Payable =	0.15885% multiplied by	\$1,000,000		=	<u>\$1,588.50</u>
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STEP 7: CALCULATE THE STATE GENERAL TAX

State General Tax Payable =	45.535% multiplied by	STEP 1		\$19,250 =	<u>\$8,765.49</u>
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STEP 8: ADD LOCAL, FISCAL DISPARITY & STATE TAXES

Local Tax	\$14,572.93
Plus: Fiscal Disparitiy Tax	\$6,447.53
Plus: Market Tax	\$1,588.50
Plus: State General Tax	<u>\$8,765.49</u>
Total COMMERCIAL PROPERTY Tax Payable	<u><u>\$31,374.45</u></u>

Note: This tax computation applies to Commercial/Industrial Property except contiguous Commercial/Industrial parcels owned by the same entity.