

COMMERCIAL TAX CALCULATION

Example of tax computation for FINAL taxes payable in 2011 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	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)		
X	St. Paul's Fiscal Disparity Sharing Factor	0.355629	\$6,846
	Total Fiscal Disparity Net Tax Capacity		\$6,846

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)	-6,846
Total Local Net Tax Capacity	\$12,404

STEP 4: CALCULATE THE LOCAL TAX

Local Tax Payable =	133.883% multiplied by	STEP 3		
		\$12,404	=	\$16,606.85

STEP 5: CALCULATE THE FISCAL DISPARITY TAX

Fiscal Disparity Tax Payable =	129.327% multiplied by	STEP 2		
		\$6,846	=	\$8,853.73

STEP 6: CALCULATE THE MARKET TAX

Market Tax Payable =	0.14581% multiplied by	\$1,000,000	=	\$1,458.10
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STEP 7: CALCULATE THE STATE GENERAL TAX

State General Tax Payable =	49.043% multiplied by	STEP 1		
		\$19,250	=	\$9,440.78

STEP 8: ADD LOCAL, FISCAL DISPARITY & STATE TAXES

Local Tax	\$16,606.85
Plus: Fiscal Dispartiy Tax	\$8,853.73
Plus: Market Tax	\$1,458.10
Plus: State General Tax	\$9,440.78
Total COMMERCIAL PROPERTY Tax Payable	\$36,359.46

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

For Suburbs:

Example of tax computation for FINAL taxes payable in 2011 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	<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)			
X Roseville's Fiscal Disparity Sharing Factor	0.371375		<u>\$7,149</u>
Total Fiscal Disparity Net Tax Capacity			<u><u>\$7,149</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>-7,149</u>
Total Local Net Tax Capacity	<u><u>\$12,101</u></u>

STEP 4: CALCULATE THE LOCAL TAX

Local Tax Payable =	107.644% multiplied by	STEP 3	\$12,101 =	\$13,026.00
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STEP 5: CALCULATE THE FISCAL DISPARITY TAX

Fiscal Disparity Tax Payable =	129.327% multiplied by	STEP 2	\$7,149 =	<u>\$9,245.59</u>
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STEP 6: CALCULATE THE MARKET TAX

Market Tax Payable =	0.21734% multiplied by	Taxable Market Value	\$1,000,000 =	<u>\$2,173.40</u>
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STEP 7: CALCULATE THE STATE GENERAL TAX

State General Tax Payable =	49.043% multiplied by	STEP 1	\$19,250 =	<u>\$9,440.78</u>
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STEP 8: ADD LOCAL, FISCAL DISPARITY & STATE TAXES

Local Tax	\$13,026.00
Plus: Fiscal Dispartiy Tax	\$9,245.59
Plus: Market Tax	\$2,173.40
Plus: State General Tax	<u>\$9,440.78</u>
Total COMMERCIAL PROPERTY Tax Payable	<u><u>\$33,885.77</u></u>

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