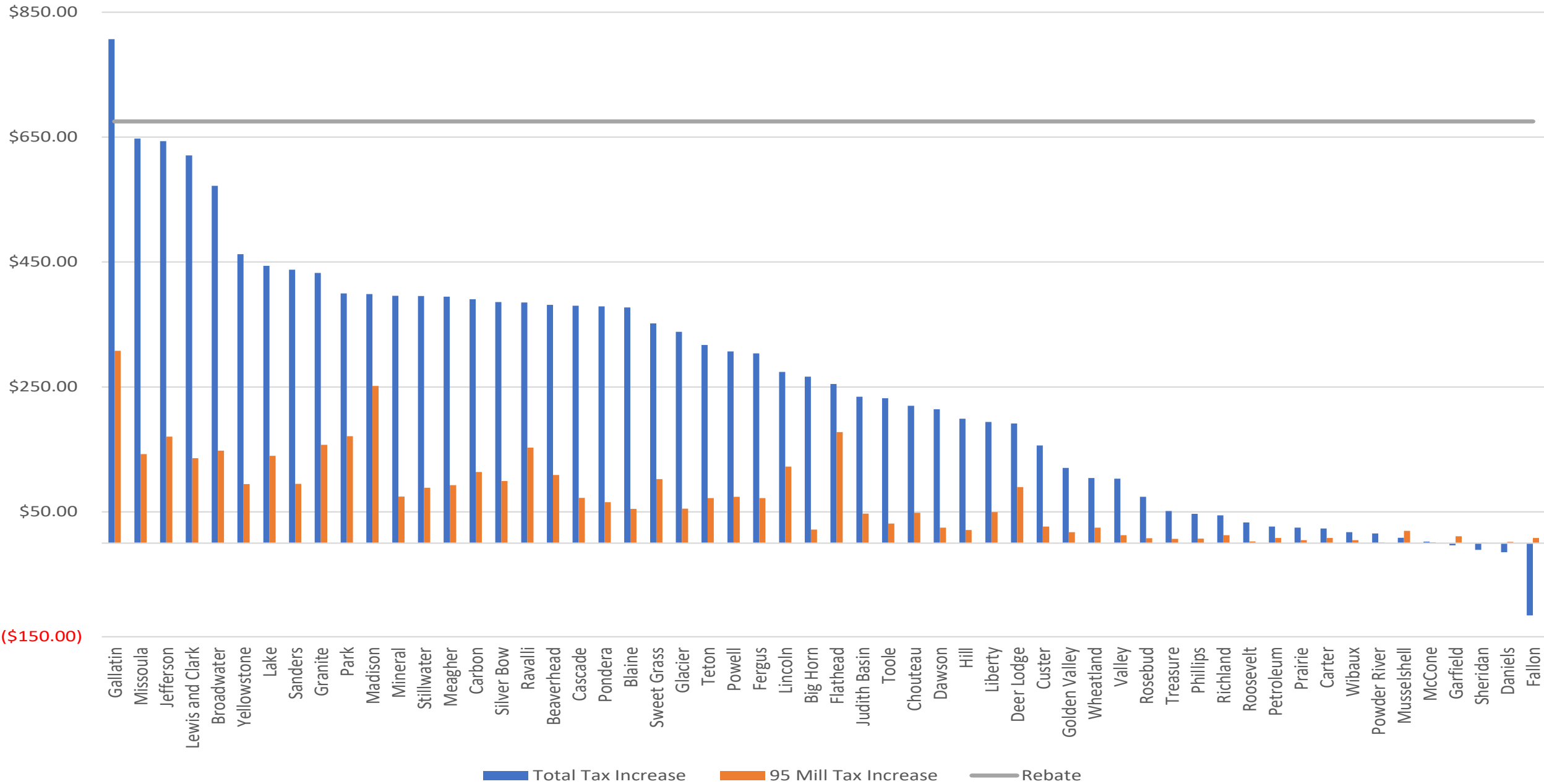


Homestead and Comstead Model

Eric Dale— Tax Policy and Research



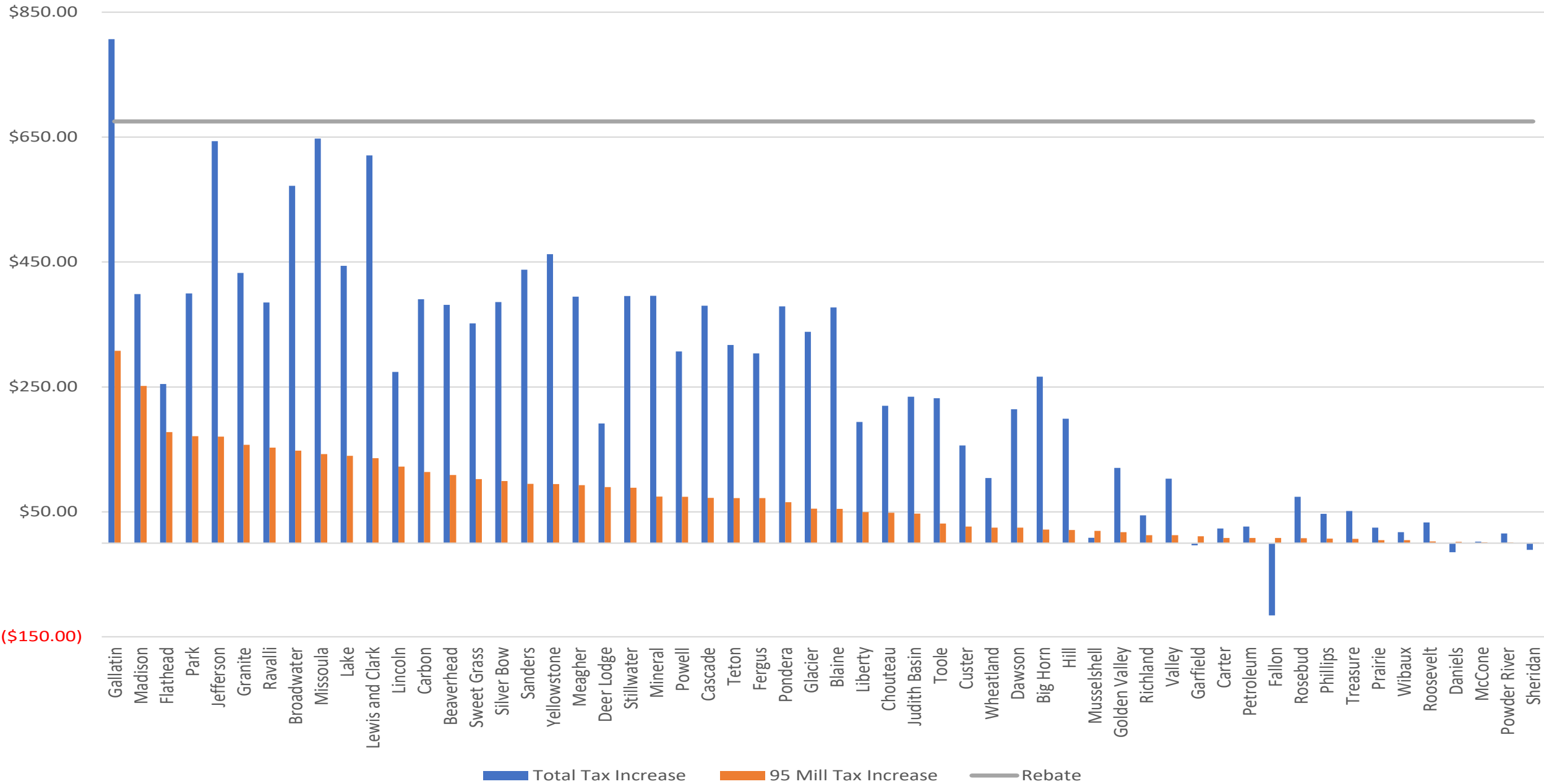
Median Residential Home Property Tax Increases



(\$150.00)

■ Total Tax Increase
 ■ 95 Mill Tax Increase
 — Rebate

Median Residential Home Property Tax Increases



Request/Policy Parameters

- **Residential**

- Tiered rate structure for residential property
- Cap on the total beneficial rate for primary residence
- Inclusion/Exclusion of estimated rental improvements
 - If included, then the improvement value is taxed at what rate?

- **Commercial**

- Tiered rate structure for commercial property
- Cap on the total beneficial rate for 'small' versus 'large' properties
- Differential in statutory tax rate for commercial versus residential
 - And a differential between commercial and all other types of property

Calculate Taxes

- Current law taxes are calculated based on current year mills and current law taxable values
- Proposed law taxable values are estimated based on specified policy parameters
- New mill values and taxes are calculated assuming constant dollar amount will continue to be raised with the new taxable values for all taxing jurisdictions (excluding the statewide mills)

Results/Example

	Primary Res	Commercial	Renters
Rate1	1.00%	1.40%	Yes
Rate2	1.75%	2.45%	1.00%
Threshold	500,000.00	1,000,000.00	

County	Property Type	Current Law			Proposed			Difference-#			Difference-%		
		Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax
Statewide	Res.	\$2,766.493	487.261	\$1,348.003	\$2,769.300	475.759	\$1,317.519	\$2.807	-11.502	-\$30.484	0.10%	-2.36%	-2.26%
Statewide	<i>Res.-Homesites</i>	\$1,191.961	541.160	\$645.042	\$1,002.126	544.947	\$546.106	-\$189.835	3.787	-\$98.936	-15.93%	0.70%	-15.34%
Statewide	<i>Res.-Rental Imp.</i>	\$492.995	515.442	\$254.110	\$365.181	527.428	\$192.607	-\$127.813	11.986	-\$61.503	-25.93%	2.33%	-24.20%
Statewide	<i>Res.-Other</i>	\$1,081.537	415.012	\$448.851	\$1,401.993	412.846	\$578.807	\$320.456	-2.167	\$129.955	29.63%	-0.52%	28.95%
Statewide	Comm.	\$627.768	563.698	\$353.872	\$654.347	575.469	\$376.556	\$26.579	11.770	\$22.685	4.23%	2.09%	6.41%
Statewide	<i>Comm.-Small</i>	\$150.082	579.144	\$86.919	\$111.172	598.256	\$66.509	-\$38.910	19.112	-\$20.410	-25.93%	3.30%	-23.48%
Statewide	<i>Comm.-Large</i>	\$477.686	558.845	\$266.953	\$543.176	570.805	\$310.047	\$65.489	11.959	\$43.095	13.71%	2.14%	16.14%
Statewide	Ag.	\$153.139	521.854	\$79.916	\$153.139	527.270	\$80.745	\$0.000	5.416	\$0.829	0.00%	1.04%	1.04%
Statewide	Other	\$1,138.193	483.606	\$550.437	\$1,138.193	495.116	\$563.538	\$0.000	11.510	\$13.101	0.00%	2.38%	2.38%
Statewide	Total	\$4,685.593	497.744	\$2,332.227	\$4,714.979	495.943	\$2,338.359	\$29.387	-1.802	\$6.131	0.63%	-0.36%	0.26%

Results/Example

	Primary Res	Commercial	Renters
Rate1	1.00%	1.40%	Yes
Rate2	1.75%	2.45%	1.00%
Threshold	500,000.00	1,000,000.00	

County	Property Type	Current Law			Proposed			Difference-#			Difference-%		
		Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax
Lewis & Clark	Res.	\$142.852	629.022	\$89.857	\$126.964	667.246	\$84.716	-\$15.888	38.224	-\$5.141	-11.12%	6.08%	-5.72%
Lewis & Clark	<i>Res.-Homesites</i>	\$86.194	635.233	\$54.753	\$67.280	676.083	\$45.487	-\$18.914	40.851	-\$9.266	-21.94%	6.43%	-16.92%
Lewis & Clark	<i>Res.-Rental Imp.</i>	\$24.771	628.305	\$15.563	\$18.349	668.683	\$12.269	-\$6.422	40.379	-\$3.294	-25.93%	6.43%	-21.17%
Lewis & Clark	<i>Res.-Other</i>	\$31.89	612.791	\$19.54	\$41.34	652.225	\$26.96	\$9.448	39.433	\$7.420	29.63%	6.44%	37.97%
Lewis & Clark	Comm.	\$36.649	688.435	\$25.231	\$37.589	734.834	\$27.622	\$0.939	46.399	\$2.391	2.56%	6.74%	9.48%
Lewis & Clark	<i>Comm.-Small</i>	\$9.140	670.763	\$6.130	\$6.770	713.703	\$4.832	-\$2.370	42.941	-\$1.299	-25.93%	6.40%	-21.18%
Lewis & Clark	<i>Comm.-Large</i>	\$27.510	694.306	\$19.100	\$30.819	739.475	\$22.790	\$3.309	45.169	\$3.689	12.03%	6.51%	19.32%
Lewis & Clark	Ag.	\$2.009	504.267	\$1.013	\$2.009	532.700	\$1.070	\$0.000	28.433	\$0.057	0.00%	5.64%	5.64%
Lewis & Clark	Other	\$34.474	630.660	\$21.742	\$34.474	670.873	\$23.128	\$0.000	40.213	\$1.386	0.00%	6.38%	6.38%
Lewis & Clark	Total	\$215.984	638.205	\$137.842	\$201.036	679.161	\$136.536	-\$14.948	40.956	-\$1.306	-6.92%	6.42%	-0.95%

Results/Example

	Primary Res	Commercial	Renters
Rate1	1.00%	1.40%	Yes
Rate2	1.75%	2.45%	1.00%
Threshold	500,000.00	1,000,000.00	

Estimated Impact on a Primary Residence, Median Value Home

County	Median Home Value	Current Law			Proposed			Difference-#			Difference-%		
		Value	Mills	Tax	Value	Mills	Tax	Value	Mills	Tax	Value	Mills	Tax
		Beaverhead	\$261,700	\$3,533	522.91	\$1,847	\$2,617	538.06	\$1,408	(\$916)	15.15	(\$439)	(25.93%)
Big Horn	\$83,750	\$1,131	881.89	\$997	\$838	896.24	\$751	(\$293)	14.35	(\$246)	(25.93%)	1.63%	(24.72%)
Blaine	\$125,900	\$1,700	866.04	\$1,472	\$1,259	896.57	\$1,129	(\$441)	30.53	(\$343)	(25.93%)	3.52%	(23.31%)
Broadwater	\$325,300	\$4,392	502.24	\$2,206	\$3,253	513.07	\$1,669	(\$1,139)	10.83	(\$537)	(25.93%)	2.16%	(24.33%)
Carbon	\$303,500	\$4,097	440.30	\$1,804	\$3,035	434.47	\$1,319	(\$1,062)	(5.83)	(\$485)	(25.93%)	(1.32%)	(26.91%)
Carter	\$55,900	\$755	344.34	\$260	\$559	342.83	\$192	(\$196)	(1.51)	(\$68)	(25.93%)	(0.44%)	(26.25%)
Cascade	\$237,800	\$3,210	645.01	\$2,071	\$2,378	682.62	\$1,623	(\$832)	37.60	(\$447)	(25.93%)	5.83%	(21.61%)
Chouteau	\$137,100	\$1,851	648.54	\$1,200	\$1,371	659.00	\$903	(\$480)	10.45	(\$297)	(25.93%)	1.61%	(24.73%)
Custer	\$145,300	\$1,962	762.10	\$1,495	\$1,453	818.36	\$1,189	(\$509)	56.25	(\$306)	(25.93%)	7.38%	(20.46%)
Daniels	\$82,953	\$1,120	817.19	\$915	\$830	834.49	\$692	(\$290)	17.31	(\$223)	(25.93%)	2.12%	(24.36%)
Dawson	\$133,300	\$1,800	812.20	\$1,462	\$1,333	854.60	\$1,139	(\$467)	42.40	(\$322)	(25.93%)	5.22%	(22.06%)
Deer Lodge	\$185,915	\$2,510	533.94	\$1,340	\$1,859	550.82	\$1,024	(\$651)	16.89	(\$316)	(25.93%)	3.16%	(23.58%)
Fallon	\$123,850	\$1,672	358.37	\$599	\$1,239	367.78	\$456	(\$433)	9.41	(\$144)	(25.93%)	2.63%	(23.98%)
Fergus	\$166,900	\$2,253	666.57	\$1,502	\$1,669	706.47	\$1,179	(\$584)	39.90	(\$323)	(25.93%)	5.99%	(21.49%)
Flathead	\$444,700	\$6,003	436.63	\$2,621	\$4,447	419.79	\$1,867	(\$1,556)	(16.84)	(\$754)	(25.93%)	(3.86%)	(28.78%)
Gallatin	\$646,400	\$8,726	443.79	\$3,873	\$7,562	429.40	\$3,247	(\$1,164)	(14.39)	(\$626)	(13.34%)	(3.24%)	(16.15%)
Garfield	\$78,087	\$1,054	569.30	\$600	\$781	568.49	\$444	(\$273)	(0.80)	(\$156)	(25.93%)	(0.14%)	(26.03%)
Glacier	\$122,595	\$1,655	734.92	\$1,216	\$1,226	752.95	\$923	(\$429)	18.03	(\$293)	(25.93%)	2.45%	(24.11%)
Golden Valley	\$81,310	\$1,098	538.94	\$592	\$813	537.21	\$437	(\$285)	(1.73)	(\$155)	(25.93%)	(0.32%)	(26.16%)
Granite	\$304,410	\$4,110	411.98	\$1,693	\$3,044	385.89	\$1,175	(\$1,065)	(26.10)	(\$518)	(25.93%)	(6.33%)	(30.62%)
Hill	\$168,200	\$2,271	693.37	\$1,574	\$1,682	734.37	\$1,235	(\$589)	41.01	(\$339)	(25.93%)	5.91%	(21.55%)
Jefferson	\$395,700	\$5,342	490.30	\$2,619	\$3,957	510.07	\$2,018	(\$1,385)	19.77	(\$601)	(25.93%)	4.03%	(22.94%)
Judith Basin	\$110,000	\$1,485	444.56	\$660	\$1,100	444.79	\$489	(\$385)	0.24	(\$171)	(25.93%)	0.05%	(25.89%)
Lake	\$354,600	\$4,787	467.46	\$2,238	\$3,546	444.55	\$1,576	(\$1,241)	(22.91)	(\$661)	(25.93%)	(4.90%)	(29.56%)
Lewis & Clark	\$343,900	\$4,643	635.23	\$2,949	\$3,439	676.08	\$2,325	(\$1,204)	40.85	(\$624)	(25.93%)	6.43%	(21.16%)
Liberty	\$125,400	\$1,693	538.55	\$912	\$1,254	540.69	\$678	(\$439)	2.14	(\$234)	(25.93%)	0.40%	(25.63%)
Lincoln	\$256,600	\$3,464	399.86	\$1,385	\$2,566	399.73	\$1,026	(\$898)	(0.13)	(\$359)	(25.93%)	(0.03%)	(25.95%)
Madison	\$533,800	\$7,206	289.15	\$2,084	\$5,592	261.45	\$1,462	(\$1,615)	(27.71)	(\$622)	(22.41%)	(9.58%)	(29.84%)
McCone	\$69,485	\$938	764.83	\$717	\$695	768.36	\$534	(\$243)	3.53	(\$184)	(25.93%)	0.46%	(25.58%)
Meagher	\$185,880	\$2,509	533.53	\$1,339	\$1,859	514.53	\$956	(\$651)	(19.00)	(\$382)	(25.93%)	(3.56%)	(28.56%)
Mineral	\$201,900	\$2,726	616.57	\$1,681	\$2,019	623.18	\$1,258	(\$707)	6.60	(\$422)	(25.93%)	1.07%	(25.13%)
Missoula	\$413,200	\$5,578	719.49	\$4,013	\$4,132	760.81	\$3,144	(\$1,446)	41.32	(\$870)	(25.93%)	5.74%	(21.67%)
Musselshell	\$86,070	\$1,162	417.23	\$485	\$861	421.44	\$363	(\$301)	4.20	(\$122)	(25.93%)	1.01%	(25.18%)
Park	\$409,400	\$5,527	395.80	\$2,188	\$4,094	385.62	\$1,579	(\$1,433)	(10.17)	(\$609)	(25.93%)	(2.57%)	(27.83%)
Petroleum	\$45,610	\$616	709.96	\$437	\$456	707.61	\$323	(\$160)	(2.35)	(\$114)	(25.93%)	(0.33%)	(26.17%)
Phillips	\$101,850	\$1,375	734.12	\$1,009	\$1,019	754.32	\$768	(\$356)	20.20	(\$241)	(25.93%)	2.75%	(23.89%)
Pondera	\$159,500	\$2,153	659.69	\$1,420	\$1,595	689.18	\$1,099	(\$558)	29.49	(\$321)	(25.93%)	4.47%	(22.61%)
Powder River	\$50,400	\$680	467.09	\$318	\$504	467.70	\$236	(\$176)	0.61	(\$82)	(25.93%)	0.13%	(25.83%)
Powell	\$182,700	\$2,466	507.89	\$1,253	\$1,827	503.39	\$920	(\$639)	(4.50)	(\$333)	(25.93%)	(0.89%)	(26.58%)
Prairie	\$61,300	\$828	682.97	\$565	\$613	694.40	\$426	(\$215)	11.43	(\$140)	(25.93%)	1.67%	(24.69%)
Ravalli	\$389,600	\$5,260	418.16	\$2,199	\$3,896	430.00	\$1,675	(\$1,364)	11.85	(\$524)	(25.93%)	2.83%	(23.83%)
Richland	\$177,033	\$2,390	501.72	\$1,199	\$1,770	516.59	\$915	(\$620)	14.86	(\$285)	(25.93%)	2.96%	(23.73%)
Roosevelt	\$72,685	\$981	733.92	\$720	\$727	745.94	\$542	(\$254)	12.02	(\$178)	(25.93%)	1.64%	(24.71%)
Rosebud	\$84,893	\$1,146	556.31	\$638	\$849	575.11	\$488	(\$297)	18.79	(\$149)	(25.93%)	3.38%	(23.42%)
Sanders	\$229,030	\$3,092	481.98	\$1,490	\$2,290	486.02	\$1,113	(\$802)	4.03	(\$377)	(25.93%)	0.84%	(25.31%)
Sheridan	\$91,685	\$1,238	872.45	\$1,080	\$917	878.63	\$806	(\$321)	6.18	(\$274)	(25.93%)	0.71%	(25.40%)
Silver Bow	\$213,900	\$2,888	619.15	\$1,788	\$2,139	653.68	\$1,398	(\$749)	34.53	(\$390)	(25.93%)	5.58%	(21.79%)
Stillwater	\$286,900	\$3,873	477.80	\$1,851	\$2,869	481.01	\$1,380	(\$1,004)	3.22	(\$471)	(25.93%)	0.67%	(25.43%)
Sweet Grass	\$268,693	\$3,627	435.32	\$1,579	\$2,687	434.57	\$1,168	(\$940)	(0.74)	(\$411)	(25.93%)	(0.17%)	(26.05%)
Teton	\$188,589	\$2,546	532.20	\$1,355	\$1,886	543.94	\$1,026	(\$660)	11.74	(\$329)	(25.93%)	2.21%	(24.29%)
Toole	\$105,700	\$1,427	765.99	\$1,093	\$1,057	773.37	\$817	(\$370)	7.37	(\$276)	(25.93%)	0.96%	(25.21%)
Treasure	\$56,966	\$769	612.82	\$471	\$570	622.42	\$355	(\$199)	9.60	(\$117)	(25.93%)	1.57%	(24.77%)
Valley	\$94,800	\$1,280	696.39	\$891	\$948	716.25	\$679	(\$332)	19.86	(\$212)	(25.93%)	2.85%	(23.81%)
Wheatland	\$94,050	\$1,270	505.47	\$642	\$941	508.28	\$478	(\$329)	2.81	(\$164)	(25.93%)	0.56%	(25.51%)
Wibaux	\$70,675	\$954	402.60	\$384	\$707	405.86	\$287	(\$247)	3.27	(\$97)	(25.93%)	0.81%	(25.32%)
Yellowstone	\$302,800	\$4,088	627.04	\$2,563	\$3,028	668.22	\$2,023	(\$1,060)	41.18	(\$540)	(25.93%)	6.57%	(21.06%)

Results/Example

	Primary Res	Commercial	Renters
Rate1	1.00%	1.40%	Yes
Rate2	1.75%	2.45%	1.00%
Threshold	500,000.00	1,000,000.00	

Estimated Impact on a Primary Residence, Average Value Home

County	Avg. Home Value	Current Law			Proposed			Difference-#			Difference-%		
		Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax
Beaverhead	\$286,873	\$3,873	522.91	\$2,025	\$2,869	538.06	\$1,544	(\$1,004)	15.15	(\$482)	(25.93%)	2.90%	(23.78%)
Big Horn	\$103,421	\$1,396	881.89	\$1,231	\$1,034	896.24	\$927	(\$362)	14.35	(\$304)	(25.93%)	1.63%	(24.72%)
Blaine	\$125,291	\$1,691	866.04	\$1,465	\$1,253	896.57	\$1,123	(\$439)	30.53	(\$342)	(25.93%)	3.52%	(23.31%)
Broadwater	\$336,423	\$4,542	502.24	\$2,281	\$3,364	513.07	\$1,726	(\$1,177)	10.83	(\$555)	(25.93%)	2.16%	(24.33%)
Carbon	\$342,152	\$4,619	440.30	\$2,034	\$3,422	434.47	\$1,487	(\$1,198)	(5.83)	(\$547)	(25.93%)	(1.32%)	(26.91%)
Carter	\$70,775	\$955	344.34	\$329	\$708	342.83	\$243	(\$248)	(1.51)	(\$86)	(25.93%)	(0.44%)	(26.25%)
Cascade	\$275,680	\$3,722	645.01	\$2,401	\$2,757	682.62	\$1,882	(\$965)	37.60	(\$519)	(25.93%)	5.83%	(21.61%)
Chouteau	\$145,540	\$1,965	648.54	\$1,274	\$1,455	659.00	\$959	(\$509)	10.45	(\$315)	(25.93%)	1.61%	(24.73%)
Custer	\$161,170	\$2,176	762.10	\$1,658	\$1,612	818.36	\$1,319	(\$564)	56.25	(\$339)	(25.93%)	7.38%	(20.46%)
Daniels	\$89,127	\$1,203	817.19	\$983	\$891	834.49	\$744	(\$312)	17.31	(\$239)	(25.93%)	2.12%	(24.36%)
Dawson	\$148,782	\$2,009	812.20	\$1,631	\$1,488	854.60	\$1,271	(\$521)	42.40	(\$360)	(25.93%)	5.22%	(22.06%)
Deer Lodge	\$238,904	\$3,225	533.94	\$1,722	\$2,389	550.82	\$1,316	(\$836)	16.89	(\$406)	(25.93%)	3.16%	(23.58%)
Fallon	\$128,026	\$1,728	358.37	\$619	\$1,280	367.78	\$471	(\$448)	9.41	(\$149)	(25.93%)	2.63%	(23.98%)
Fergus	\$183,960	\$2,483	666.57	\$1,655	\$1,840	706.47	\$1,300	(\$644)	39.90	(\$356)	(25.93%)	5.99%	(21.49%)
Flathead	\$555,295	\$7,496	436.63	\$3,273	\$5,968	419.79	\$2,505	(\$1,529)	(16.84)	(\$768)	(20.39%)	(3.86%)	(23.46%)
Gallatin	\$803,808	\$10,851	443.79	\$4,816	\$10,317	429.40	\$4,430	(\$535)	(14.39)	(\$386)	(4.93%)	(3.24%)	(8.01%)
Garfield	\$120,901	\$1,632	569.30	\$929	\$1,209	568.49	\$687	(\$423)	(0.80)	(\$242)	(25.93%)	(0.14%)	(26.03%)
Glacier	\$132,160	\$1,784	734.92	\$1,311	\$1,322	752.95	\$995	(\$463)	18.03	(\$316)	(25.93%)	2.45%	(24.11%)
Golden Valley	\$87,430	\$1,180	538.94	\$636	\$874	537.21	\$470	(\$306)	(1.73)	(\$166)	(25.93%)	(0.32%)	(26.16%)
Granite	\$355,574	\$4,800	411.98	\$1,978	\$3,556	385.89	\$1,372	(\$1,245)	(26.10)	(\$606)	(25.93%)	(6.33%)	(30.62%)
Hill	\$159,954	\$2,159	693.37	\$1,497	\$1,600	734.37	\$1,175	(\$560)	41.01	(\$323)	(25.93%)	5.91%	(21.55%)
Jefferson	\$403,849	\$5,452	490.30	\$2,673	\$4,038	510.07	\$2,060	(\$1,413)	19.77	(\$613)	(25.93%)	4.03%	(22.94%)
Judith Basin	\$116,508	\$1,573	444.56	\$699	\$1,165	444.79	\$518	(\$408)	0.24	(\$181)	(25.93%)	0.05%	(25.89%)
Lake	\$491,409	\$6,634	467.46	\$3,101	\$4,914	444.55	\$2,185	(\$1,720)	(22.91)	(\$917)	(25.93%)	(4.90%)	(29.56%)
Lewis & Clark	\$360,073	\$4,861	635.23	\$3,088	\$3,601	676.08	\$2,434	(\$1,260)	40.85	(\$653)	(25.93%)	6.43%	(21.16%)
Liberty	\$135,291	\$1,826	538.55	\$984	\$1,353	540.69	\$732	(\$474)	2.14	(\$252)	(25.93%)	0.40%	(25.63%)
Lincoln	\$286,875	\$3,873	399.86	\$1,549	\$2,869	399.73	\$1,147	(\$1,004)	(0.13)	(\$402)	(25.93%)	(0.03%)	(25.95%)
Madison	\$2,584,907	\$34,896	289.15	\$10,090	\$41,486	261.45	\$10,846	\$6,590	(27.71)	\$756	18.88%	(9.58%)	7.49%
McCone	\$88,364	\$1,193	764.83	\$912	\$884	768.36	\$679	(\$309)	3.53	(\$233)	(25.93%)	0.46%	(25.58%)
Meagher	\$200,232	\$2,703	533.53	\$1,442	\$2,002	514.53	\$1,030	(\$701)	(19.00)	(\$412)	(25.93%)	(3.56%)	(28.56%)
Mineral	\$218,862	\$2,955	616.57	\$1,822	\$2,189	623.18	\$1,364	(\$766)	6.60	(\$458)	(25.93%)	1.07%	(25.13%)
Missoula	\$459,729	\$6,206	719.49	\$4,465	\$4,597	760.81	\$3,498	(\$1,609)	41.32	(\$968)	(25.93%)	5.74%	(21.67%)
Musselshell	\$99,620	\$1,345	417.23	\$561	\$996	421.44	\$420	(\$349)	4.20	(\$141)	(25.93%)	1.01%	(25.18%)
Park	\$465,746	\$6,288	395.80	\$2,489	\$4,657	385.62	\$1,796	(\$1,630)	(10.17)	(\$693)	(25.93%)	(2.57%)	(27.83%)
Petroleum	\$62,583	\$845	709.96	\$600	\$626	707.61	\$443	(\$219)	(2.35)	(\$157)	(25.93%)	(0.33%)	(26.17%)
Phillips	\$110,440	\$1,491	734.12	\$1,095	\$1,104	754.32	\$833	(\$387)	20.20	(\$261)	(25.93%)	2.75%	(23.89%)
Pondera	\$162,819	\$2,198	659.69	\$1,450	\$1,628	689.18	\$1,122	(\$570)	29.49	(\$328)	(25.93%)	4.47%	(22.61%)
Powder River	\$75,830	\$1,024	467.09	\$478	\$758	467.70	\$355	(\$265)	0.61	(\$124)	(25.93%)	0.13%	(25.83%)
Powell	\$256,350	\$3,461	507.89	\$1,758	\$2,564	503.39	\$1,290	(\$897)	(4.50)	(\$467)	(25.93%)	(0.89%)	(26.58%)
Prairie	\$88,505	\$1,195	682.97	\$816	\$885	694.40	\$615	(\$310)	11.43	(\$201)	(25.93%)	1.67%	(24.69%)
Ravalli	\$424,375	\$5,729	418.16	\$2,396	\$4,244	430.00	\$1,825	(\$1,485)	11.85	(\$571)	(25.93%)	2.83%	(23.83%)
Richland	\$190,744	\$2,575	501.72	\$1,292	\$1,907	516.59	\$985	(\$668)	14.86	(\$307)	(25.93%)	2.96%	(23.73%)
Roosevelt	\$89,641	\$1,210	733.92	\$888	\$896	745.94	\$669	(\$314)	12.02	(\$219)	(25.93%)	1.64%	(24.71%)
Rosebud	\$96,469	\$1,302	556.31	\$725	\$965	575.11	\$555	(\$338)	18.79	(\$170)	(25.93%)	3.38%	(23.42%)
Sanders	\$262,110	\$3,538	481.98	\$1,705	\$2,621	486.02	\$1,274	(\$917)	4.03	(\$432)	(25.93%)	0.84%	(25.31%)
Sheridan	\$99,243	\$1,340	872.45	\$1,169	\$992	878.63	\$872	(\$347)	6.18	(\$297)	(25.93%)	0.71%	(25.40%)
Silver Bow	\$246,304	\$3,325	619.15	\$2,059	\$2,463	653.68	\$1,610	(\$862)	34.53	(\$449)	(25.93%)	5.58%	(21.79%)
Stillwater	\$308,455	\$4,164	477.80	\$1,990	\$3,085	481.01	\$1,484	(\$1,080)	3.22	(\$506)	(25.93%)	0.67%	(25.43%)
Sweet Grass	\$316,823	\$4,277	435.32	\$1,862	\$3,168	434.57	\$1,377	(\$1,109)	(0.74)	(\$485)	(25.93%)	(0.17%)	(26.05%)
Teton	\$203,730	\$2,750	532.20	\$1,464	\$2,037	543.94	\$1,108	(\$713)	11.74	(\$356)	(25.93%)	2.21%	(24.29%)
Toole	\$121,554	\$1,641	765.99	\$1,257	\$1,216	773.37	\$940	(\$425)	7.37	(\$317)	(25.93%)	0.96%	(25.21%)
Treasure	\$79,814	\$1,077	612.82	\$660	\$798	622.42	\$497	(\$279)	9.60	(\$164)	(25.93%)	1.57%	(24.77%)
Valley	\$121,424	\$1,639	696.39	\$1,142	\$1,214	716.25	\$870	(\$425)	19.86	(\$272)	(25.93%)	2.85%	(23.81%)
Wheatland	\$96,594	\$1,304	505.47	\$659	\$966	508.28	\$491	(\$338)	2.81	(\$168)	(25.93%)	0.56%	(25.51%)
Wibaux	\$84,397	\$1,139	402.60	\$459	\$844	405.86	\$343	(\$295)	3.27	(\$116)	(25.93%)	0.81%	(25.32%)
Yellowstone	\$330,424	\$4,461	627.04	\$2,797	\$3,304	668.22	\$2,208	(\$1,156)	41.18	(\$589)	(25.93%)	6.57%	(21.06%)

Results/Example

Home./Rent.	-23.0%
Other Res.	29.4%
Com.	-16.9%
Ag.	-0.5%
Other	0.0%
Mills	-1.72
Tax	0.0%

Home./Rent.	-18.3%
Other Res.	25.3%
Com.	1.8%
Ag.	-2.5%
Other	-2.1%
Mills	-15.24
Tax	1.1%

Home./Rent.	-24.1%
Other Res.	30.9%
Com.	-2.1%
Ag.	-0.1%
Other	0.4%
Mills	3.42
Tax	-0.1%

Home./Rent.	-25.1%
Other Res.	30.7%
Com.	3.3%
Ag.	0.5%
Other	0.5%
Mills	3.81
Tax	0.0%

Home./Rent.	-25.0%
Other Res.	29.2%
Com.	7.9%
Ag.	-0.8%
Other	-0.4%
Mills	-3.36
Tax	0.2%

Home./Rent.	-21.4%
Other Res.	36.5%
Com.	-1.1%
Ag.	3.0%
Other	3.9%
Mills	24.18
Tax	-0.7%

Home./Rent.	-23.4%
Other Res.	33.3%
Com.	-11.5%
Ag.	1.6%
Other	2.2%
Mills	13.06
Tax	-0.3%

Home./Rent.	-23.0%
Other Res.	32.3%
Com.	-5.7%
Ag.	0.6%
Other	1.4%
Mills	6.76
Tax	-0.2%

Home./Rent.	-23.6%
Other Res.	32.4%
Com.	-17.4%
Ag.	1.1%
Other	1.2%
Mills	7.71
Tax	-0.2%

Home./Rent.	-24.8%
Other Res.	31.1%
Com.	1.0%
Ag.	0.1%
Other	0.2%
Mills	0.99
Tax	0.0%

Home./Rent.	-24.8%
Other Res.	31.1%
Com.	1.0%
Ag.	0.1%
Other	0.2%
Mills	0.99
Tax	0.0%

Home./Rent.	-23.4%
Other Res.	33.3%
Com.	-3.0%
Ag.	1.1%
Other	1.3%
Mills	6.43
Tax	-0.4%

Home./Rent.	-23.3%
Other Res.	30.6%
Com.	-18.3%
Ag.	0.8%
Other	0.8%
Mills	4.03
Tax	-0.1%

Home./Rent.	-21.0%
Other Res.	22.9%
Com.	-13.4%
Ag.	-1.8%
Other	-2.4%
Mills	-24.60
Tax	1.3%

Home./Rent.	-22.5%
Other Res.	32.4%
Com.	-3.3%
Ag.	1.5%
Other	1.6%
Mills	7.56
Tax	-0.4%

Home./Rent.	-22.1%
Other Res.	34.5%
Com.	-6.5%
Ag.	2.9%
Other	3.3%
Mills	19.77
Tax	0.0%

Home./Rent.	-24.0%
Other Res.	30.6%
Com.	-0.7%
Ag.	-0.2%
Other	0.0%
Mills	-0.60
Tax	-0.1%

Home./Rent.	-19.7%
Other Res.	37.1%
Com.	-5.9%
Ag.	3.5%
Other	2.9%
Mills	14.97
Tax	-1.2%

Home./Rent.	-24.6%
Other Res.	29.3%
Com.	-25.3%
Ag.	-0.6%
Other	-0.5%
Mills	-3.83
Tax	0.1%

Home./Rent.	-25.7%
Other Res.	28.6%
Com.	-25.4%
Ag.	-1.0%
Other	-1.0%
Mills	-5.57
Tax	0.3%

Home./Rent.	-25.4%
Other Res.	29.5%
Com.	-20.0%
Ag.	-0.7%
Other	-0.2%
Mills	-4.55
Tax	0.1%

Home./Rent.	-22.0%
Other Res.	36.2%
Com.	-4.3%
Ag.	3.4%
Other	4.7%
Mills	30.04
Tax	-0.6%

Home./Rent.	-25.2%
Other Res.	30.6%
Com.	-25.0%
Ag.	0.0%
Other	0.0%
Mills	0.14
Tax	0.0%

Home./Rent.	-22.9%
Other Res.	30.9%
Com.	-13.6%
Ag.	1.3%
Other	0.6%
Mills	2.95
Tax	-0.2%

Home./Rent.	-16.1%
Other Res.	37.2%
Com.	12.0%
Ag.	6.4%
Other	5.8%
Mills	41.10
Tax	-0.1%

Home./Rent.	-22.7%
Other Res.	28.7%
Com.	-6.3%
Ag.	-1.2%
Other	-0.9%
Mills	-4.87
Tax	0.3%

Home./Rent.	-22.8%
Other Res.	21.9%
Com.	-23.0%
Ag.	-5.4%
Other	-25.63
Mills	2.2%
Tax	2.2%

Home./Rent.	-17.6%
Other Res.	33.5%
Com.	-6.1%
Ag.	2.8%
Other	3.2%
Mills	12.24
Tax	-0.7%

Home./Rent.	-14.5%
Other Res.	34.7%
Com.	-5.5%
Ag.	3.5%
Other	3.6%
Mills	19.90
Tax	-1.1%

Home./Rent.	-19.9%
Other Res.	32.5%
Com.	-11.6%
Ag.	2.3%
Other	2.3%
Mills	10.90
Tax	-0.5%

Home./Rent.	-26.2%
Other Res.	25.0%
Com.	-18.3%
Ag.	-3.9%
Other	-3.8%
Mills	-19.52
Tax	1.0%

Home./Rent.	-25.1%
Other Res.	30.0%
Com.	-23.6%
Ag.	-0.2%
Other	-0.2%
Mills	-0.90
Tax	0.1%

Home./Rent.	-25.9%
Other Res.	28.8%
Com.	-26.0%
Ag.	-0.8%
Other	-0.8%
Mills	-4.11
Tax	0.2%

Home./Rent.	-25.1%
Other Res.	30.6%
Com.	-2.5%
Ag.	0.0%
Other	0.3%
Mills	1.23
Tax	-0.1%

Home./Rent.	-23.8%
Other Res.	32.1%
Com.	-23.5%
Ag.	0.7%
Other	0.8%
Mills	4.09
Tax	-0.2%

Home./Rent.	-20.2%
Other Res.	39.2%
Com.	-5.5%
Ag.	5.7%
Other	6.7%
Mills	43.31
Tax	-2.0%

Home./Rent.	-24.0%
Other Res.	32.6%
Com.	-11.8%
Ag.	0.2%
Other	0.3%
Mills	0.39
Tax	-0.3%

Home./Rent.	-20.6%
Other Res.	33.9%
Com.	-12.8%
Ag.	2.6%
Other	3.0%
Mills	14.41
Tax	-1.4%

Home./Rent.	-21.3%
Other Res.	33.5%
Com.	-10.9%
Ag.	2.2%
Other	2.9%
Mills	12.98
Tax	-0.6%

Home./Rent.	-26.8%
Other Res.	18.6%
Com.	7.3%
Ag.	-6.0%
Other	-6.9%
Mills	-20.17
Tax	10.4%

Home./Rent.	-18.4%
Other Res.	28.0%
Com.	-0.8%
Ag.	-1.9%
Other	-0.9%
Mills	-7.81
Tax	0.5%

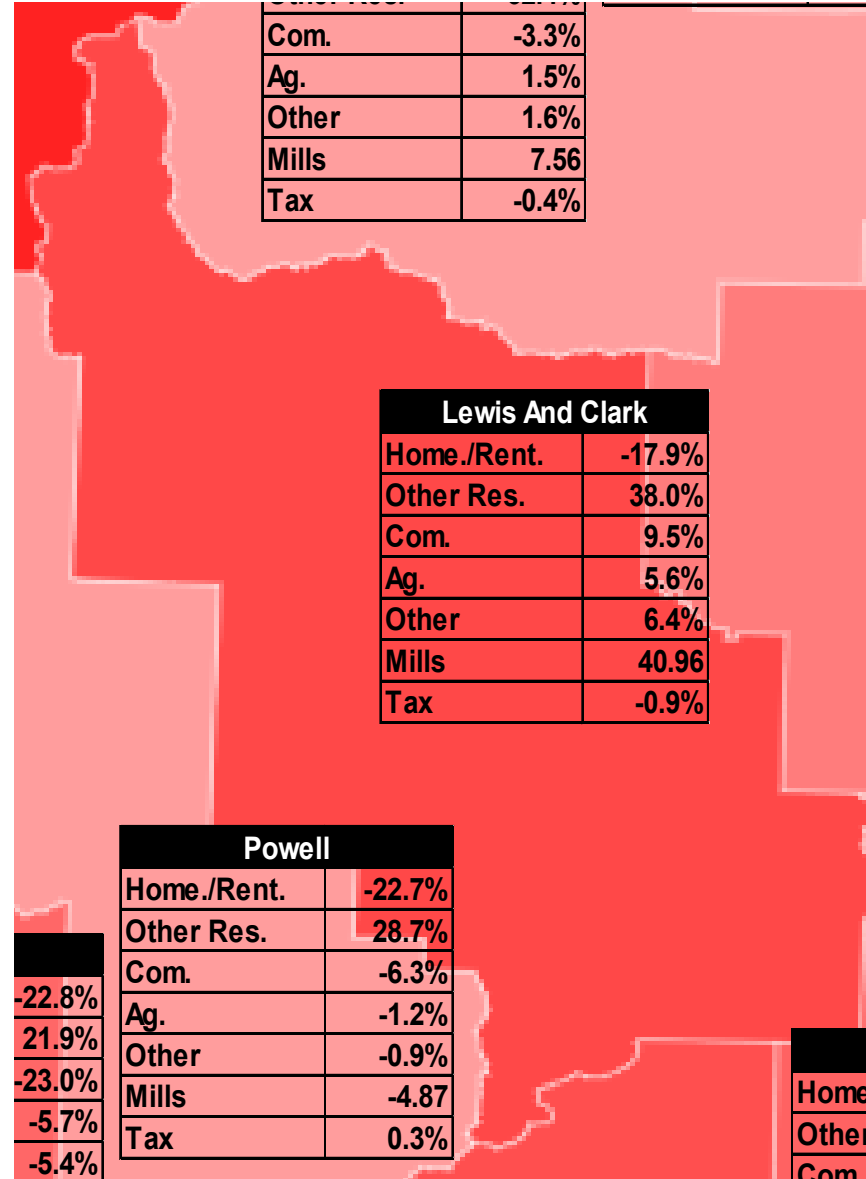
Home./Rent.	-21.9%
Other Res.	27.4%
Com.	-14.5%
Ag.	-0.8%
Other	-0.3%
Mills	-4.94
Tax	0.3%

Home./Rent.	-24.5%
Other Res.	31.3%
Com.	-1.1%
Ag.	0.8%
Other	1.0%
Mills	7.51
Tax	0.3%

Home./Rent.	-25.8%
Other Res.	29.4%
Com.	-23.9%
Ag.	-0.5%
Other	-0.4%
Mills	-1.74
Tax	0.1%

Home./Rent.	-24.9%
Other Res.	30.1%
Com.	-25.3%
Ag.	0.0%
Other	-0.0%
Mills	-0.06
Tax	0.0%

Results/Example



Results

	Primary Res	Commercial	Renters
Rate1	1.00%	1.40%	Yes
Rate2	1.75%	2.45%	1.00%
Threshold	500,000.00	1,000,000.00	

County	Property Type	Current Law			Proposed			Difference-#			Difference-%		
		Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax
Lewis & Clark	Res.	\$142.852	629.022	\$89.857	\$126.964	667.246	\$84.716	-\$15.888	38.224	-\$5.141	-11.12%	6.08%	-5.72%
Lewis & Clark	Res.-Homesites	\$86.194	635.233	\$54.753	\$67.280	676.083	\$45.487	-\$18.914	40.851	-\$9.266	-21.94%	6.43%	-16.92%
Lewis & Clark	Res.-Rental Imp.	\$24.771	628.305	\$15.563	\$18.349	668.683	\$12.269	-\$6.422	40.379	-\$3.294	-25.93%	6.43%	-21.17%
Lewis & Clark	Res.-Other	\$31.89	612.791	\$19.54	\$41.34	652.225	\$26.96	\$9.448	39.433	\$7.420	29.63%	6.44%	37.97%
Lewis & Clark	Comm.	\$36.649	688.435	\$25.231	\$37.589	734.834	\$27.622	\$0.939	46.399	\$2.391	2.56%	6.74%	9.48%
Lewis & Clark	Comm.-Small	\$9.140	670.763	\$6.130	\$6.770	713.703	\$4.832	-\$2.370	42.941	-\$1.299	-25.93%	6.40%	-21.18%
Lewis & Clark	Comm.-Large	\$27.510	694.306	\$19.100	\$30.819	739.475	\$22.790	\$3.309	45.169	\$3.689	12.03%	6.51%	19.32%
Lewis & Clark	Ag.	\$2.009	504.267	\$1.013	\$2.009	532.700	\$1.070	\$0.000	28.433	\$0.057	0.00%	5.64%	5.64%
Lewis & Clark	Other	\$34.474	630.660	\$21.742	\$34.474	670.873	\$23.128	\$0.000	40.213	\$1.386	0.00%	6.38%	6.38%
Lewis & Clark	Total	\$215.984	638.205	\$137.842	\$201.036	679.161	\$136.536	-\$14.948	40.956	-\$1.306	-6.92%	6.42%	-0.95%

Analysis is Looking at a Single Scenario

- We would also like to compare scenarios

Analysis is Looking at a Single Scenario

Statewide																	
Residential				Commercial			Tax Revenue (\$ millions)			Tax Shifts(\$ millions)							
Rate 1	Rate 2	Cap	Rentals	Rate 1	Rate 2	Cap	GF Impact	MUS	TIF	Residential			Comm.		Ag.	Other	
										Homesites	Rental Imp.	Other (Res)	Small	Large			
1	1.00%	1.75%	\$500,000	1.00%	1.40%	2.45%	\$1,000,000	\$2.370	\$0.150	\$3.612	(\$98.936)	(\$61.503)	\$129.955	(\$20.410)	\$43.095	\$0.829	\$13.101
2	1.20%	1.50%	\$3,000,000	1.20%	1.50%	2.00%	\$2,000,000	(\$11.321)	(\$0.715)	(\$5.719)	(\$48.761)	(\$19.820)	\$60.693	(\$25.340)	\$0.845	\$1.098	\$13.530
3	1.19%	1.70%	\$3,000,000	1.19%	1.50%	2.00%	\$2,000,000	\$2.672	\$0.169	(\$5.571)	(\$65.085)	(\$26.447)	\$112.785	(\$27.563)	(\$3.045)	\$0.043	\$6.583
4	1.20%	2.00%	\$3,000,000	1.20%	1.50%	2.00%	\$2,000,000	\$26.596	\$1.680	(\$5.433)	(\$80.010)	(\$32.520)	\$183.733	(\$31.393)	(\$9.801)	(\$1.668)	(\$5.497)
5	1.10%	2.20%	\$3,000,000	1.10%	1.50%	2.00%	\$2,000,000	\$30.026	\$1.896	(\$4.920)	(\$123.095)	(\$49.765)	\$244.178	(\$30.660)	(\$8.290)	(\$1.841)	(\$3.526)
6	1.20%	1.50%	\$3,000,000	1.20%	1.50%	2.00%	\$3,000,000	(\$12.356)	(\$0.780)	(\$7.190)	(\$47.165)	(\$19.172)	\$61.751	(\$30.780)	(\$0.537)	\$1.163	\$14.415
7	1.19%	1.70%	\$3,000,000	1.19%	1.50%	2.00%	\$3,000,000	\$1.638	\$0.103	(\$7.017)	(\$63.571)	(\$25.833)	\$113.914	(\$33.539)	(\$3.791)	\$0.105	\$7.439
8	1.20%	2.00%	\$3,000,000	1.20%	1.50%	2.00%	\$3,000,000	\$25.562	\$1.614	(\$6.834)	(\$78.601)	(\$31.950)	\$184.933	(\$38.310)	(\$9.428)	(\$1.609)	(\$4.692)
9	1.10%	2.20%	\$3,000,000	1.10%	1.50%	2.00%	\$3,000,000	\$28.992	\$1.831	(\$6.334)	(\$121.772)	(\$49.230)	\$245.507	(\$37.344)	(\$8.189)	(\$1.781)	(\$2.702)
10	1.20%	1.50%	\$3,000,000	1.20%	1.50%	2.00%	\$4,000,000	(\$13.028)	(\$0.823)	(\$8.200)	(\$46.132)	(\$18.749)	\$62.442	(\$34.565)	(\$1.247)	\$1.207	\$14.992
11	1.19%	1.70%	\$3,000,000	1.19%	1.50%	2.00%	\$4,000,000	\$0.966	\$0.061	(\$8.010)	(\$62.591)	(\$25.432)	\$114.651	(\$37.706)	(\$4.051)	\$0.148	\$7.997
12	1.20%	2.00%	\$3,000,000	1.20%	1.50%	2.00%	\$4,000,000	\$24.890	\$1.572	(\$7.796)	(\$77.689)	(\$31.578)	\$185.717	(\$43.151)	(\$8.897)	(\$1.569)	(\$4.168)
13	1.10%	2.20%	\$3,000,000	1.10%	1.50%	2.00%	\$4,000,000	\$28.320	\$1.789	(\$7.305)	(\$120.916)	(\$48.881)	\$246.376	(\$42.016)	(\$7.854)	(\$1.741)	(\$2.165)
14	0.00%	1.35%	\$50,000	1.35%	1.89%	1.89%	\$4,000,000	(\$13.086)	(\$0.826)	\$0.447	(\$60.888)	\$7.925	\$11.434	\$7.100	\$4.644	\$1.770	\$14.550
15	0.91%	2.00%	\$1,400,000	0.91%	1.30%	2.80%	\$2,000,000	(\$0.649)	(\$0.041)	\$2.727	(\$177.360)	(\$74.486)	\$219.021	(\$39.751)	\$54.945	\$0.747	\$18.920
16	0.91%	2.00%	\$1,400,000	0.91%	1.47%	2.80%	\$3,000,000	(\$0.685)	(\$0.043)	\$2.403	(\$177.225)	(\$74.366)	\$219.007	(\$31.997)	\$47.072	\$0.631	\$18.553
17	0.91%	2.00%	\$1,400,000	0.91%	1.57%	2.80%	\$4,000,000	(\$0.535)	(\$0.034)	\$2.331	(\$177.382)	(\$74.384)	\$218.765	(\$24.997)	\$41.025	\$0.557	\$18.178
18	0.92%	2.00%	\$2,000,000	0.92%	1.57%	2.80%	\$4,000,000	(\$0.491)	(\$0.031)	\$2.352	(\$177.690)	(\$72.561)	\$218.625	(\$25.260)	\$40.827	\$0.480	\$17.408
19	0.90%	2.00%	\$1,000,000	0.90%	1.57%	2.80%	\$4,000,000	\$0.396	\$0.025	\$2.194	(\$173.394)	(\$76.574)	\$217.579	(\$25.020)	\$40.820	\$0.607	\$18.597
20	0.93%	2.00%	\$3,000,000	0.93%	1.57%	2.80%	\$4,000,000	\$0.070	\$0.004	\$2.326	(\$176.138)	(\$70.929)	\$217.794	(\$25.657)	\$40.439	\$0.393	\$16.497
Current Law Totals							\$438.956	\$27.724	\$54.586	\$645.042	\$254.110	\$448.851	\$86.919	\$266.953	\$79.916	\$550.437	

Results

	Primary Res	Commercial	Renters
Rate1	1.00%	1.40%	Yes
Rate2	1.75%	2.45%	1.00%
Threshold	500,000.00	1,000,000.00	

County	Property Type	Current Law			Proposed			Difference-#			Difference-%		
		Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax
Statewide	Res.	\$2,766.493	487.261	\$1,348.003	\$2,769.300	475.759	\$1,317.519	\$2.807	-11.502	-\$30.484	0.10%	-2.36%	-2.26%
Statewide	Res.-Homesites	\$1,191.961	541.160	\$645.042	\$1,002.126	544.947	\$546.106	-\$189.835	3.787	-\$98.936	-15.93%	0.70%	-15.34%
Statewide	Res.-Rental Imp.	\$492.995	515.442	\$254.110	\$365.181	527.428	\$192.607	-\$127.813	11.986	-\$61.503	-25.93%	2.33%	-24.20%
Statewide	Res.-Other	\$1,081.537	415.012	\$448.851	\$1,401.993	412.846	\$578.807	\$320.456	-2.167	\$129.955	29.63%	-0.52%	28.95%
Statewide	Comm.	\$627.768	563.698	\$353.872	\$654.347	575.469	\$376.556	\$26.579	11.770	\$22.685	4.23%	2.09%	6.41%
Statewide	Comm.-Small	\$150.082	579.144	\$86.919	\$111.172	598.256	\$66.509	-\$38.910	19.112	-\$20.410	-25.93%	3.30%	-23.48%
Statewide	Comm.-Large	\$477.686	558.845	\$266.953	\$543.176	570.805	\$310.047	\$65.489	11.959	\$43.095	13.71%	2.14%	16.14%
Statewide	Ag.	\$153.139	521.854	\$79.916	\$153.139	527.270	\$80.745	\$0.000	5.416	\$0.829	0.00%	1.04%	1.04%
Statewide	Other	\$1,138.193	483.606	\$550.437	\$1,138.193	495.116	\$563.538	\$0.000	11.510	\$13.101	0.00%	2.38%	2.38%
Statewide	Total	\$4,685.593	497.744	\$2,332.227	\$4,714.979	495.943	\$2,338.359	\$29.387	-1.802	\$6.131	0.63%	-0.36%	0.26%

Analysis is Looking at a Single Scenario

Statewide																	
Residential				Commercial			Tax Revenue (\$ millions)			Tax Shifts(\$ millions)							
Rate 1	Rate 2	Cap	Rentals	Rate 1	Rate 2	Cap	GF Impact	MUS	TIF	Residential			Comm.		Ag.	Other	
										Homesites	Rental Imp.	Other (Res)	Small	Large			
1	1.00%	1.75%	\$500,000	1.00%	1.40%	2.45%	\$1,000,000	\$2.370	\$0.150	\$3.612	(\$98.936)	(\$61.503)	\$129.955	(\$20.410)	\$43.095	\$0.829	\$13.101
2	1.20%	1.50%	\$3,000,000	1.20%	1.50%	2.00%	\$2,000,000	(\$11.321)	(\$0.715)	(\$5.719)	(\$48.761)	(\$19.820)	\$60.693	(\$25.340)	\$0.845	\$1.098	\$13.530
3	1.19%	1.70%	\$3,000,000	1.19%	1.50%	2.00%	\$2,000,000	\$2.672	\$0.169	(\$5.571)	(\$65.085)	(\$26.447)	\$112.785	(\$27.563)	(\$3.045)	\$0.043	\$6.583
4	1.20%	2.00%	\$3,000,000	1.20%	1.50%	2.00%	\$2,000,000	\$26.596	\$1.680	(\$5.433)	(\$80.010)	(\$32.520)	\$183.733	(\$31.393)	(\$9.801)	(\$1.668)	(\$5.497)
5	1.10%	2.20%	\$3,000,000	1.10%	1.50%	2.00%	\$2,000,000	\$30.026	\$1.896	(\$4.920)	(\$123.095)	(\$49.765)	\$244.178	(\$30.660)	(\$8.290)	(\$1.841)	(\$3.526)
6	1.20%	1.50%	\$3,000,000	1.20%	1.50%	2.00%	\$3,000,000	(\$12.356)	(\$0.780)	(\$7.190)	(\$47.165)	(\$19.172)	\$61.751	(\$30.780)	(\$0.537)	\$1.163	\$14.415
7	1.19%	1.70%	\$3,000,000	1.19%	1.50%	2.00%	\$3,000,000	\$1.638	\$0.103	(\$7.017)	(\$63.571)	(\$25.833)	\$113.914	(\$33.539)	(\$3.791)	\$0.105	\$7.439
8	1.20%	2.00%	\$3,000,000	1.20%	1.50%	2.00%	\$3,000,000	\$25.562	\$1.614	(\$6.834)	(\$78.601)	(\$31.950)	\$184.933	(\$38.310)	(\$9.428)	(\$1.609)	(\$4.692)
9	1.10%	2.20%	\$3,000,000	1.10%	1.50%	2.00%	\$3,000,000	\$28.992	\$1.831	(\$6.334)	(\$121.772)	(\$49.230)	\$245.507	(\$37.344)	(\$8.189)	(\$1.781)	(\$2.702)
10	1.20%	1.50%	\$3,000,000	1.20%	1.50%	2.00%	\$4,000,000	(\$13.028)	(\$0.823)	(\$8.200)	(\$46.132)	(\$18.749)	\$62.442	(\$34.565)	(\$1.247)	\$1.207	\$14.992
11	1.19%	1.70%	\$3,000,000	1.19%	1.50%	2.00%	\$4,000,000	\$0.966	\$0.061	(\$8.010)	(\$62.591)	(\$25.432)	\$114.651	(\$37.706)	(\$4.051)	\$0.148	\$7.997
12	1.20%	2.00%	\$3,000,000	1.20%	1.50%	2.00%	\$4,000,000	\$24.890	\$1.572	(\$7.796)	(\$77.689)	(\$31.578)	\$185.717	(\$43.151)	(\$8.897)	(\$1.569)	(\$4.168)
13	1.10%	2.20%	\$3,000,000	1.10%	1.50%	2.00%	\$4,000,000	\$28.320	\$1.789	(\$7.305)	(\$120.916)	(\$48.881)	\$246.376	(\$42.016)	(\$7.854)	(\$1.741)	(\$2.165)
14	0.00%	1.35%	\$50,000	1.35%	1.89%	1.89%	\$4,000,000	(\$13.086)	(\$0.826)	\$0.447	(\$60.888)	\$7.925	\$11.434	\$7.100	\$4.644	\$1.770	\$14.550
15	0.91%	2.00%	\$1,400,000	0.91%	1.30%	2.80%	\$2,000,000	(\$0.649)	(\$0.041)	\$2.727	(\$177.360)	(\$74.486)	\$219.021	(\$39.751)	\$54.945	\$0.747	\$18.920
16	0.91%	2.00%	\$1,400,000	0.91%	1.47%	2.80%	\$3,000,000	(\$0.685)	(\$0.043)	\$2.403	(\$177.225)	(\$74.366)	\$219.007	(\$31.997)	\$47.072	\$0.631	\$18.553
17	0.91%	2.00%	\$1,400,000	0.91%	1.57%	2.80%	\$4,000,000	(\$0.535)	(\$0.034)	\$2.331	(\$177.382)	(\$74.384)	\$218.765	(\$24.997)	\$41.025	\$0.557	\$18.178
18	0.92%	2.00%	\$2,000,000	0.92%	1.57%	2.80%	\$4,000,000	(\$0.491)	(\$0.031)	\$2.352	(\$177.690)	(\$72.561)	\$218.625	(\$25.260)	\$40.827	\$0.480	\$17.408
19	0.90%	2.00%	\$1,000,000	0.90%	1.57%	2.80%	\$4,000,000	\$0.396	\$0.025	\$2.194	(\$173.394)	(\$76.574)	\$217.579	(\$25.020)	\$40.820	\$0.607	\$18.597
20	0.93%	2.00%	\$3,000,000	0.93%	1.57%	2.80%	\$4,000,000	\$0.070	\$0.004	\$2.326	(\$176.138)	(\$70.929)	\$217.794	(\$25.657)	\$40.439	\$0.393	\$16.497
Current Law Totals							\$438.956	\$27.724	\$54.586	\$645.042	\$254.110	\$448.851	\$86.919	\$266.953	\$79.916	\$550.437	

Analysis is Looking at a Single Scenario

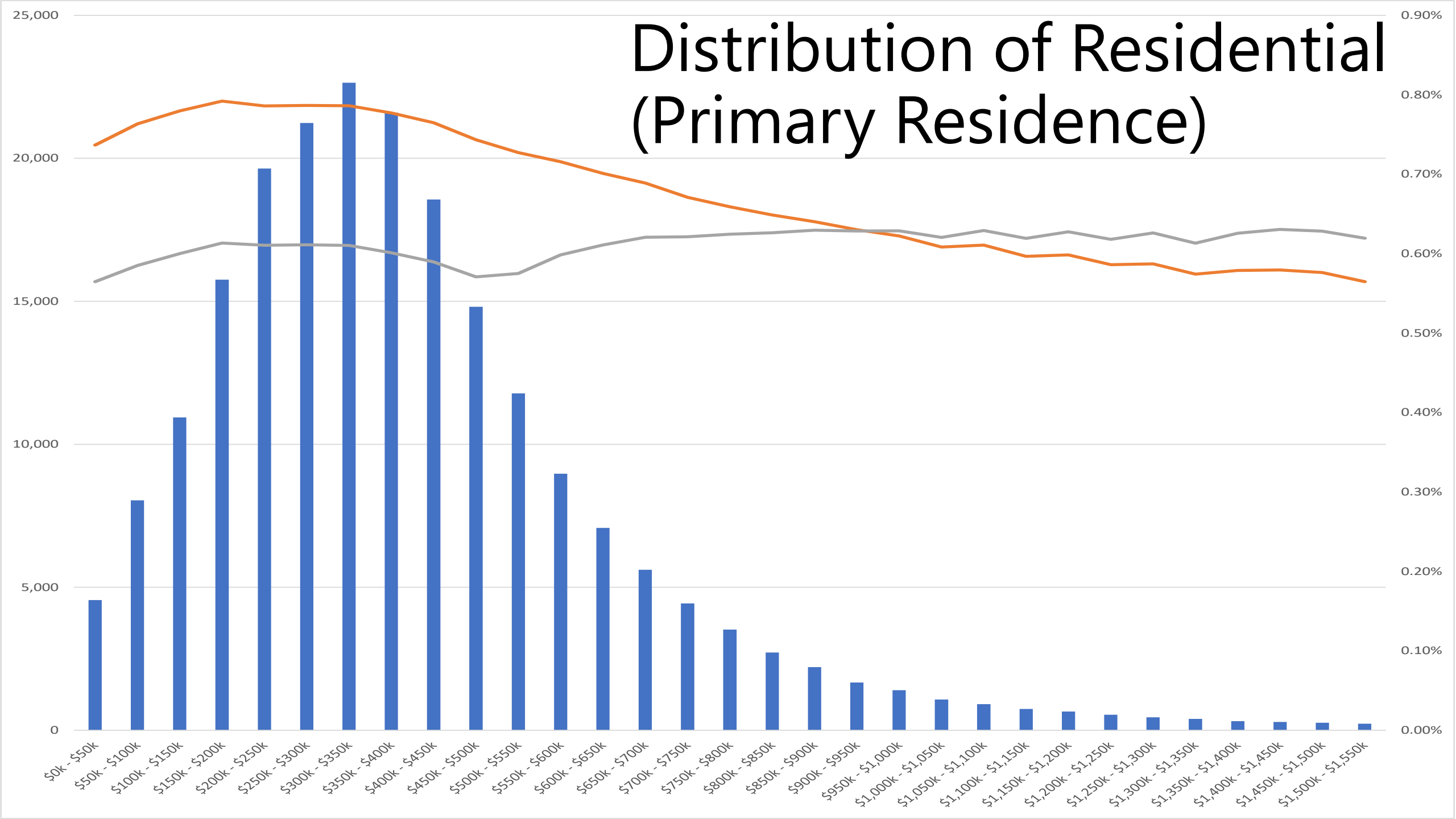
Lewis And Clark															
Residential				Commercial			Total Revenue Impact	Tax Shifts(\$ millions)							
Rate 1	Rate 2	Cap	Rentals	Rate 1	Rate 2	Cap		Residential			Comm.		Ag.	Other	
								Homesites	Rental Imp.	Other (RES)	Small	Large			
1	1.00%	1.75%	\$500,000	1.00%	1.40%	2.45%	\$1,000,000	(\$1.306)	(\$9.266)	(\$3.294)	\$7.420	(\$1.299)	\$3.689	\$0.057	\$1.386
2	1.20%	1.50%	\$3,000,000	1.20%	1.50%	2.00%	\$2,000,000	(\$1.959)	(\$3.608)	(\$1.039)	\$5.249	(\$1.764)	\$0.080	\$0.042	\$1.082
3	1.19%	1.70%	\$3,000,000	1.19%	1.50%	2.00%	\$2,000,000	(\$1.507)	(\$4.786)	(\$1.376)	\$5.895	(\$1.891)	(\$0.125)	\$0.025	\$0.750
4	1.20%	2.00%	\$3,000,000	1.20%	1.50%	2.00%	\$2,000,000	(\$0.618)	(\$5.851)	(\$1.681)	\$9.490	(\$2.140)	(\$0.531)	(\$0.006)	\$0.101
5	1.10%	2.20%	\$3,000,000	1.10%	1.50%	2.00%	\$2,000,000	(\$0.936)	(\$9.240)	(\$2.652)	\$12.857	(\$2.012)	(\$0.316)	\$0.005	\$0.421
6	1.20%	1.50%	\$3,000,000	1.20%	1.50%	2.00%	\$3,000,000	(\$2.179)	(\$3.463)	(\$0.998)	\$3.311	(\$2.177)	(\$0.046)	\$0.044	\$1.149
7	1.19%	1.70%	\$3,000,000	1.19%	1.50%	2.00%	\$3,000,000	(\$1.725)	(\$4.646)	(\$1.337)	\$5.964	(\$2.336)	(\$0.211)	\$0.027	\$0.815
8	1.20%	2.00%	\$3,000,000	1.20%	1.50%	2.00%	\$3,000,000	(\$0.832)	(\$5.719)	(\$1.644)	\$9.565	(\$2.651)	(\$0.540)	(\$0.004)	\$0.162
9	1.10%	2.20%	\$3,000,000	1.10%	1.50%	2.00%	\$3,000,000	(\$1.152)	(\$9.115)	(\$2.617)	\$12.943	(\$2.488)	(\$0.366)	\$0.007	\$0.484
10	1.20%	1.50%	\$3,000,000	1.20%	1.50%	2.00%	\$4,000,000	(\$2.327)	(\$3.371)	(\$0.972)	\$3.351	(\$2.457)	(\$0.115)	\$0.046	\$1.191
11	1.19%	1.70%	\$3,000,000	1.19%	1.50%	2.00%	\$4,000,000	(\$1.870)	(\$4.558)	(\$1.312)	\$6.007	(\$2.640)	(\$0.253)	\$0.028	\$0.856
12	1.20%	2.00%	\$3,000,000	1.20%	1.50%	2.00%	\$4,000,000	(\$0.974)	(\$5.636)	(\$1.620)	\$9.613	(\$3.000)	(\$0.528)	(\$0.003)	\$0.201
13	1.10%	2.20%	\$3,000,000	1.10%	1.50%	2.00%	\$4,000,000	(\$1.296)	(\$9.036)	(\$2.594)	\$12.997	(\$2.812)	(\$0.383)	\$0.008	\$0.524
14	0.00%	1.35%	\$50,000	1.35%	1.89%	1.89%	\$4,000,000	(\$1.085)	(\$4.753)	\$0.692	\$0.871	\$0.672	\$0.438	\$0.040	\$0.955
15	0.91%	2.00%	\$1,400,000	0.91%	1.30%	2.80%	\$2,000,000	(\$2.283)	(\$14.108)	(\$4.070)	\$12.176	(\$2.620)	\$4.197	\$0.081	\$2.060
16	0.91%	2.00%	\$1,400,000	0.91%	1.47%	2.80%	\$3,000,000	(\$2.294)	(\$14.085)	(\$4.064)	\$12.190	(\$1.957)	\$3.463	\$0.081	\$2.077
17	0.91%	2.00%	\$1,400,000	0.91%	1.57%	2.80%	\$4,000,000	(\$2.273)	(\$14.098)	(\$4.067)	\$12.179	(\$1.350)	\$2.912	\$0.080	\$2.071
18	0.92%	2.00%	\$2,000,000	0.92%	1.57%	2.80%	\$4,000,000	(\$2.198)	(\$13.844)	(\$3.978)	\$12.077	(\$1.395)	\$2.871	\$0.077	\$1.995
19	0.90%	2.00%	\$1,000,000	0.90%	1.57%	2.80%	\$4,000,000	(\$2.336)	(\$14.292)	(\$4.163)	\$12.265	(\$1.312)	\$2.948	\$0.083	\$2.135
20	0.93%	2.00%	\$3,000,000	0.93%	1.57%	2.80%	\$4,000,000	(\$2.118)	(\$13.571)	(\$3.892)	\$11.969	(\$1.441)	\$2.828	\$0.074	\$1.915
Current Law Totals								\$137.842	\$54.753	\$15.563	\$19.540	\$6.130	\$19.100	\$1.013	\$21.742

Results

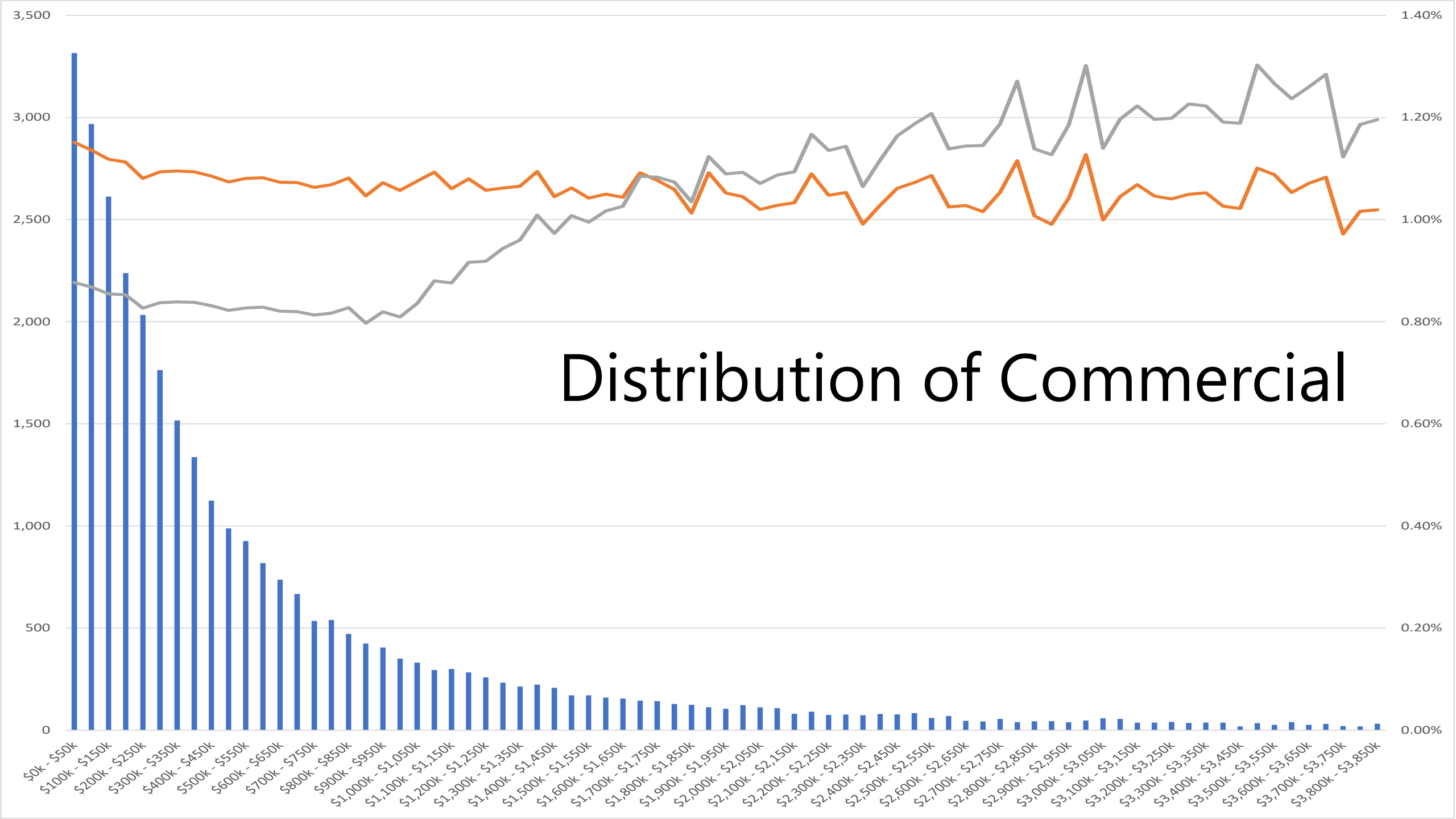
	Primary Res	Commercial	Renters
Rate1	1.00%	1.40%	Yes
Rate2	1.75%	2.45%	1.00%
Threshold	500,000.00	1,000,000.00	

County	Property Type	Current Law			Proposed			Difference-#			Difference-%		
		Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax	Taxable Value	Mills	Tax
Lewis & Clark	Res.	\$142.852	629.022	\$89.857	\$126.964	667.246	\$84.716	-\$15.888	38.224	-\$5.141	-11.12%	6.08%	-5.72%
Lewis & Clark	<i>Res.-Homesites</i>	\$86.194	635.233	\$54.753	\$67.280	676.083	\$45.487	-\$18.914	40.851	-\$9.266	-21.94%	6.43%	-16.92%
Lewis & Clark	<i>Res.-Rental Imp.</i>	\$24.771	628.305	\$15.563	\$18.349	668.683	\$12.269	-\$6.422	40.379	-\$3.294	-25.93%	6.43%	-21.17%
Lewis & Clark	<i>Res.-Other</i>	\$31.89	612.791	\$19.54	\$41.34	652.225	\$26.96	\$9.448	39.433	\$7.420	29.63%	6.44%	37.97%
Lewis & Clark	Comm.	\$36.649	688.435	\$25.231	\$37.589	734.834	\$27.622	\$0.939	46.399	\$2.391	2.56%	6.74%	9.48%
Lewis & Clark	<i>Comm.-Small</i>	\$9.140	670.763	\$6.130	\$6.770	713.703	\$4.832	-\$2.370	42.941	-\$1.299	-25.93%	6.40%	-21.18%
Lewis & Clark	<i>Comm.-Large</i>	\$27.510	694.306	\$19.100	\$30.819	739.475	\$22.790	\$3.309	45.169	\$3.689	12.03%	6.51%	19.32%
Lewis & Clark	Ag.	\$2.009	504.267	\$1.013	\$2.009	532.700	\$1.070	\$0.000	28.433	\$0.057	0.00%	5.64%	5.64%
Lewis & Clark	Other	\$34.474	630.660	\$21.742	\$34.474	670.873	\$23.128	\$0.000	40.213	\$1.386	0.00%	6.38%	6.38%
Lewis & Clark	Total	\$215.984	638.205	\$137.842	\$201.036	679.161	\$136.536	-\$14.948	40.956	-\$1.306	-6.92%	6.42%	-0.95%

Distribution of Residential (Primary Residence)



Distribution of Commercial



Where To Go Next?

- What scenarios would the subcommittee like to see?
- Is there additional analysis of individual scenarios the subcommittee would like to see?
- Is there additional analysis of the different scenarios the subcommittee would like to see?

- In the future
 - Rebates in FY 2024
 - TY 2024 value updates