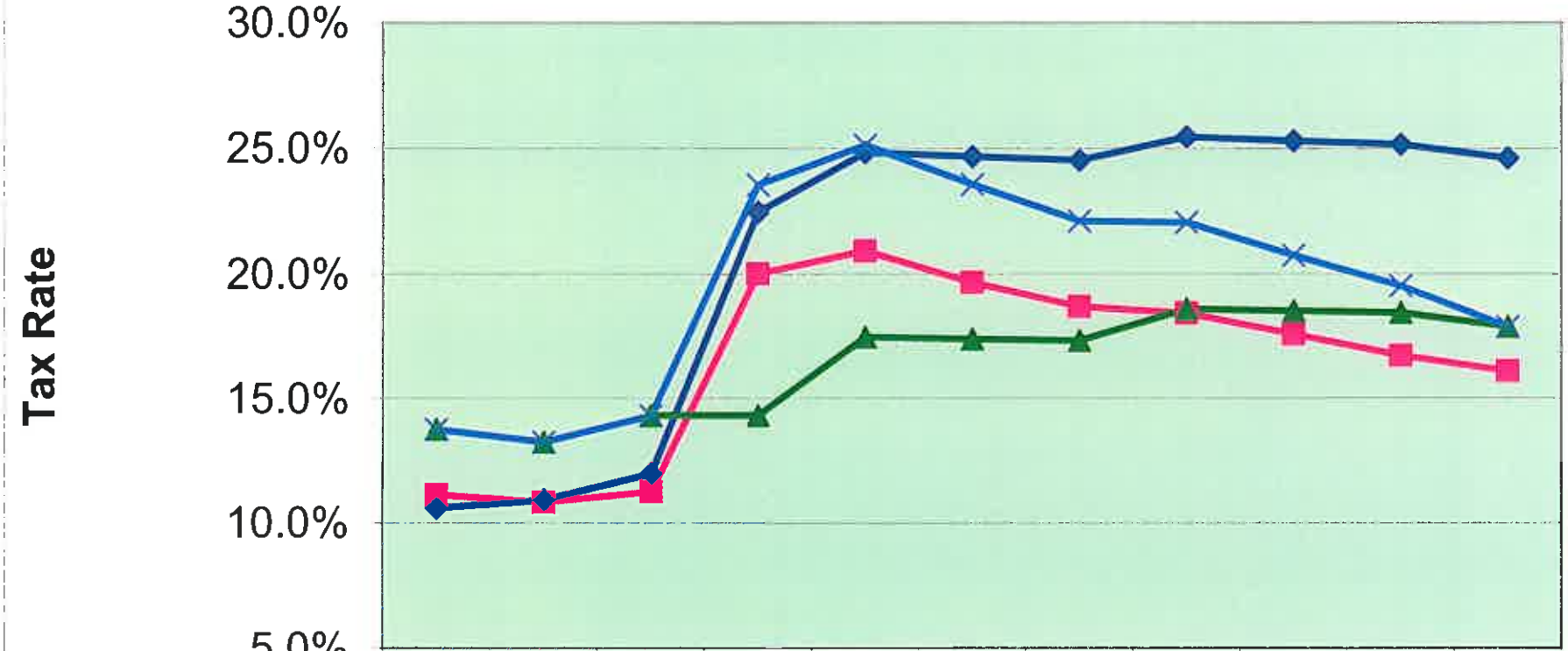
Credit River Township

Projected Tax Rates

2010 to 2020

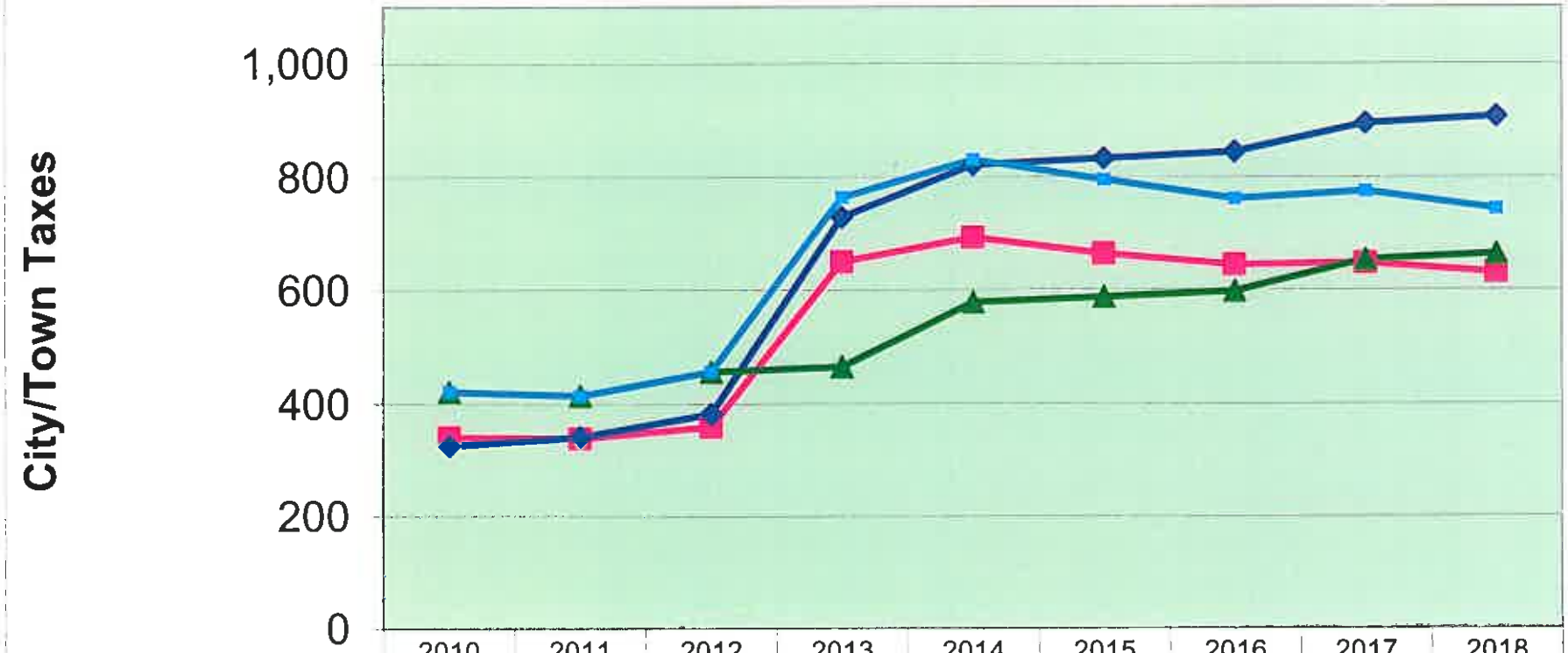


	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Incorporation 1	11.1%	10.8%	11.2%	20.0%	20.9%	19.6%	18.7%	18.4%	17.6%	16.7%	16.1%
Status Quo 2	10.6%	10.9%	12.0%	22.4%	24.8%	24.6%	24.5%	25.4%	25.3%	25.1%	24.6%
Detachment 3A	13.7%	13.2%	14.3%	14.3%	17.4%	17.4%	17.3%	18.6%	18.5%	18.4%	17.9%
Detachment Phased 3B	13.7%	13.2%	14.3%	23.5%	25.1%	23.5%	22.1%	22.0%	20.7%	19.5%	17.9%

Credit River Township

Projected Property Tax Impacts

$300,000 Home (Inflated at 2% Annually)

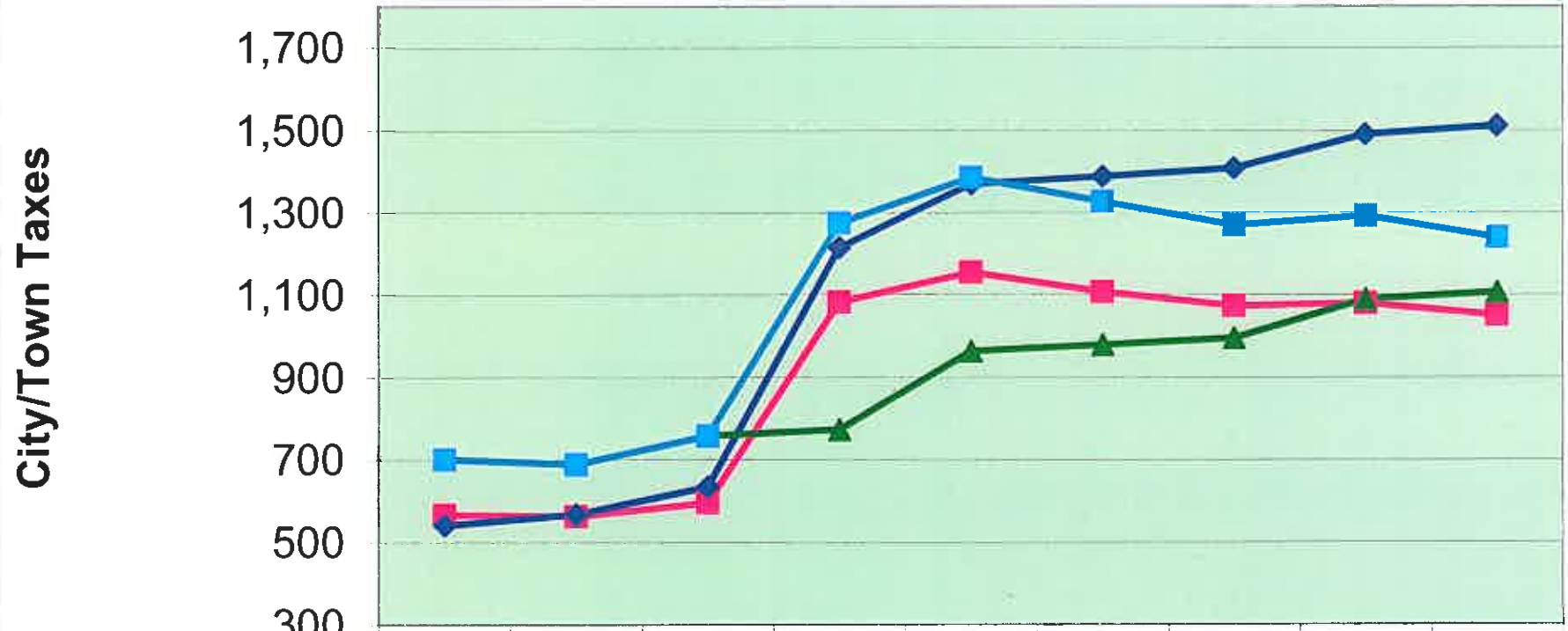


	2010	2011	2012	2013	2014	2015	2016	2017	2018
Incorporation 1	$340	$338	$358	$649	$692	$664	$643	$647	$630
Status Quo 2	$325	$341	$381	$729	$822	$833	$844	$894	$906
Detachment 3A	$421	$413	$455	$464	$578	$587	$597	$653	$663
Detachment Phased 3B	$421	$413	$455	$764	$831	$795	$761	$775	$743

Credit River Township

Projected Property Tax Impacts

$500,000 Home (Inflated at 2% Annually)

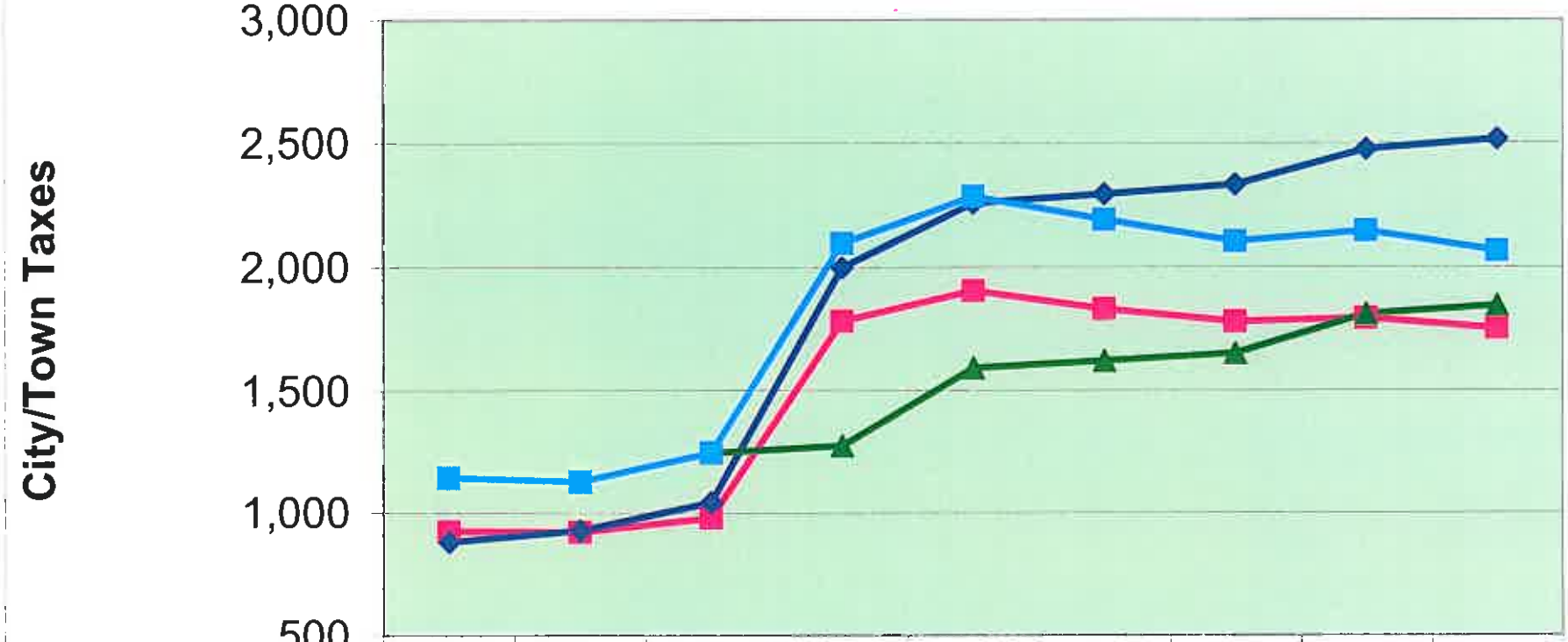


	2010	2011	2012	2013	2014	2015	2016	2017	2018
Incorporation 1	$567	$564	$597	$1,081	$1,154	$1,106	$1,072	$1,079	$1,050
Status Quo 2	$541	$568	$635	$1,214	$1,370	$1,388	$1,407	$1,490	$1,511
Detachment 3A	$701	$689	$759	$774	$963	$978	$995	$1,088	$1,105
Detachment Phased 3B	$701	$689	$759	$1,273	$1,385	$1,326	$1,269	$1,291	$1,239

Credit River Township

Projected Property Tax Impacts

$750,000 Home (Inflated at 2% Annually)



	2010	2011	2012	2013	2014	2015	2016	2017	2018
Incorporation 1	$925	$921	$978	$1,778	$1,902	$1,828	$1,777	$1,792	$1,750
Status Quo 2	$882	$928	$1,041	$1,996	$2,258	$2,294	$2,332	$2,476	$2,516
Detachment 3A	$1,143	$1,126	$1,244	$1,272	$1,588	$1,617	$1,648	$1,808	$1,841
Detachment Phased 3B	$1,143	$1,126	$1,244	$2,093	$2,284	$2,191	$2,103	$2,146	$2,064

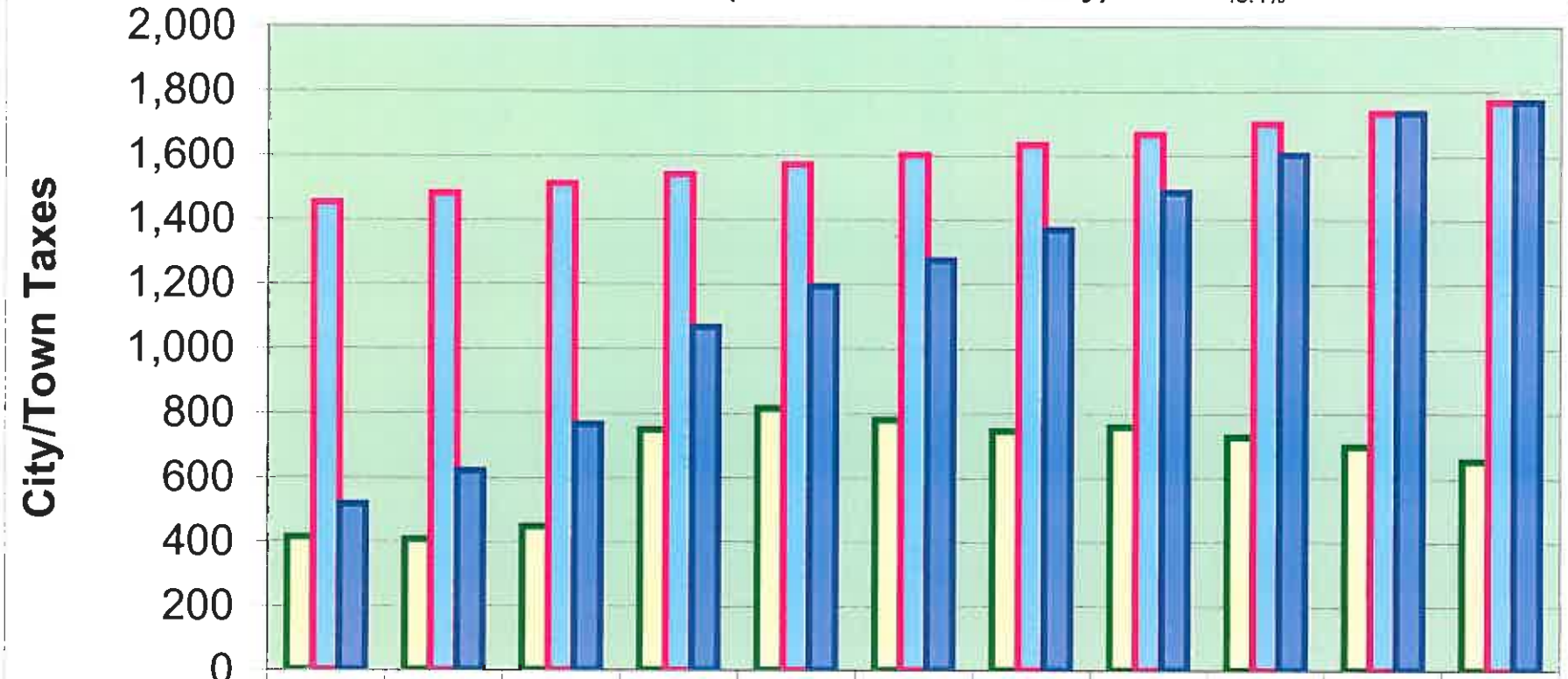
Credit River Township

Projected Tax Impacts for Detachment

Properties North of CSAH 21

$300,000 Home (Inflated at 2% Annually)

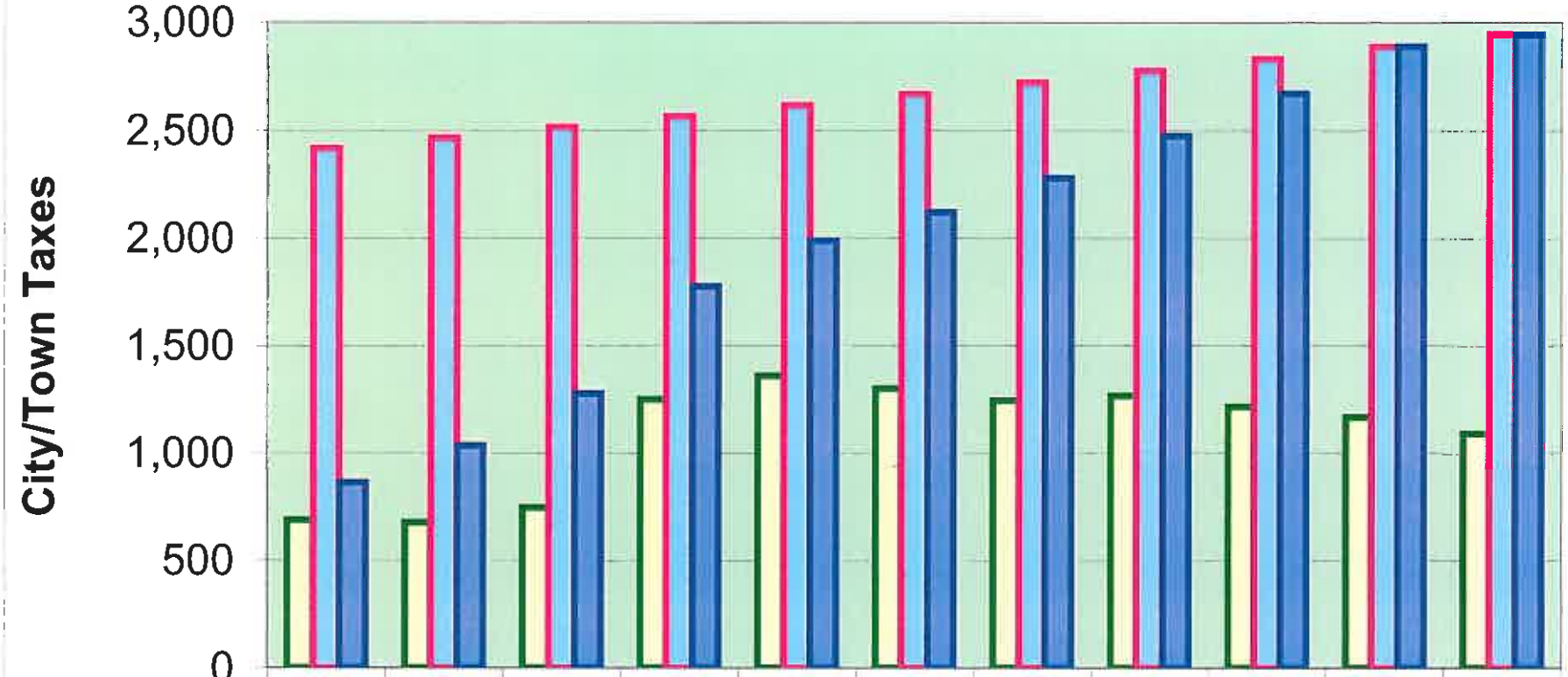
Assumption:
Savage tax rate is a constant 48.4%



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Credit River	$412	$405	$446	$749	$815	$780	$746	$760	$729	$700	$654
Savage	$1,451	$1,480	$1,509	$1,539	$1,570	$1,602	$1,634	$1,666	$1,700	$1,734	$1,768
10 Year Phase In	$516	$620	$765	$1,065	$1,193	$1,273	$1,367	$1,485	$1,603	$1,734	$1,768

Credit River Township
Projected Tax Impacts for Detachment
Properties North of CSAH 21
$500,000 Home (Inflated at 2% Annually)

Assumption:
Savage tax rate is a constant



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Credit River	$687	$675	$744	$1,248	$1,358	$1,300	$1,244	$1,266	$1,215	$1,166	$1,090
Savage	$2,418	$2,466	$2,515	$2,566	$2,617	$2,669	$2,723	$2,777	$2,833	$2,889	$2,947
10 Year Phase In	$860	$1,034	$1,275	$1,775	$1,988	$2,121	$2,279	$2,475	$2,671	$2,889	$2,947

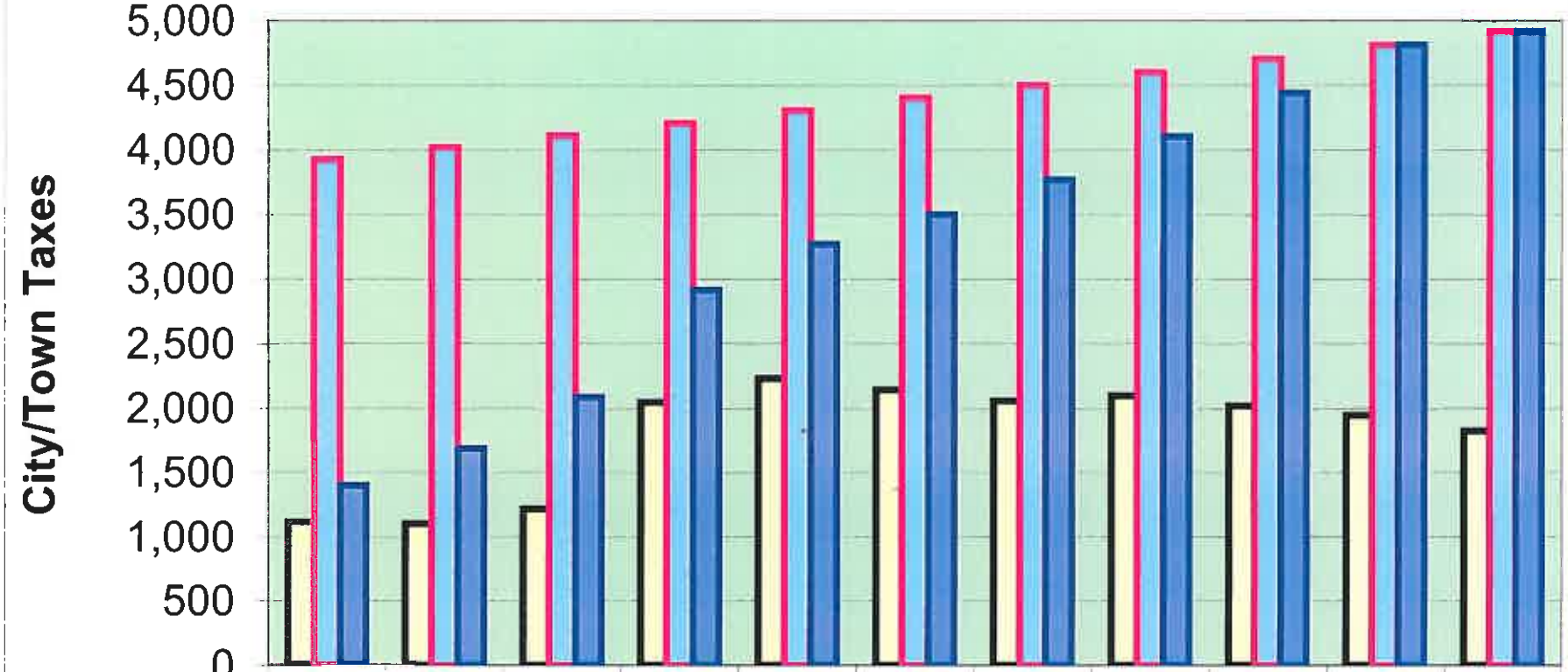
Credit River Township

Projected Tax Impacts for Detachment

Properties North of CSAH 21

$750,000 Home (Inflated at 2% Annually)

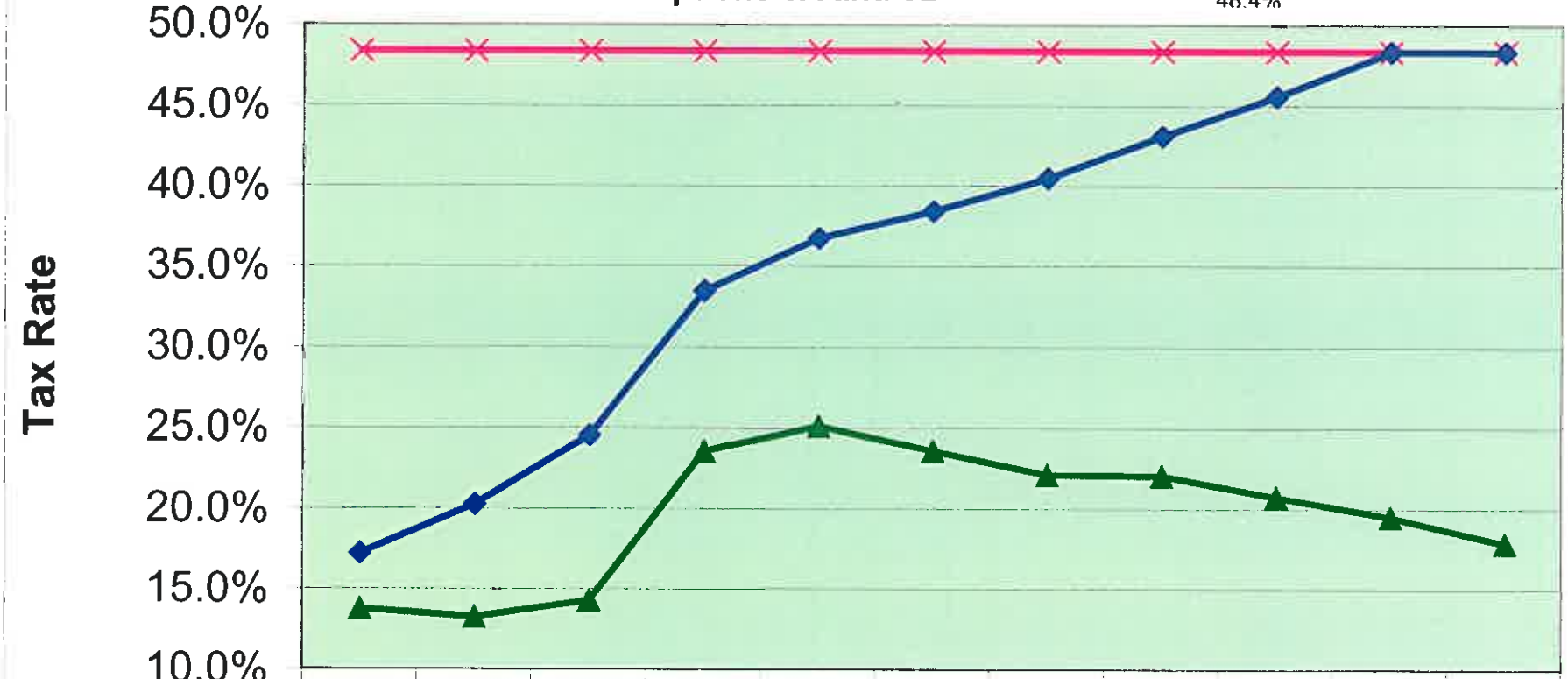
Assumption:
Savage tax rate is a constant
48.4%



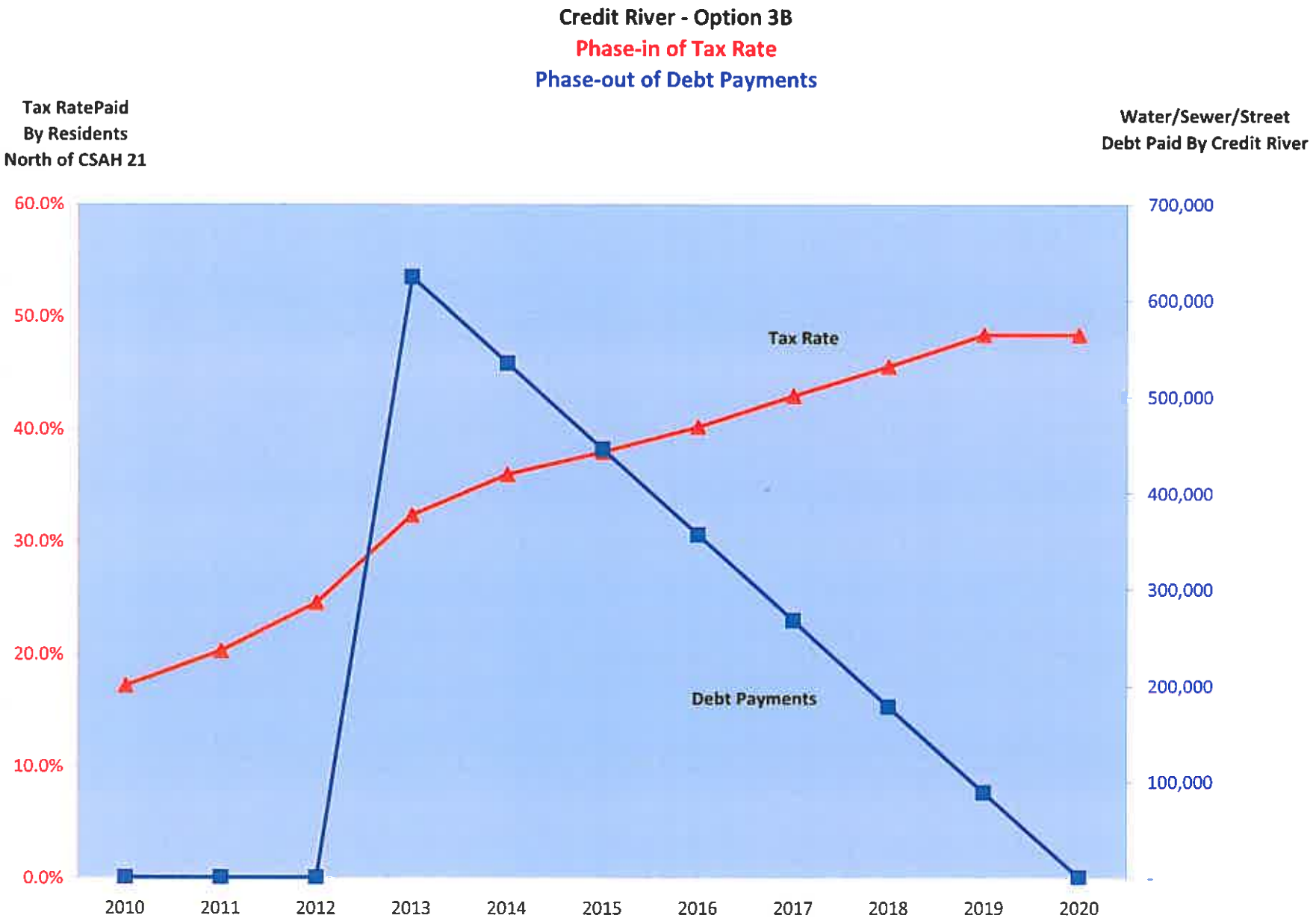
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Credit River	$1,117	$1,101	$1,216	$2,046	$2,233	$2,142	$2,056	$2,098	$2,019	$1,943	$1,820
Savage	$3,929	$4,020	$4,112	$4,206	$4,303	$4,401	$4,501	$4,603	$4,707	$4,813	$4,922
10 Year Phase In	$1,398	$1,685	$2,085	$2,910	$3,268	$3,497	$3,767	$4,102	$4,438	$4,813	$4,922

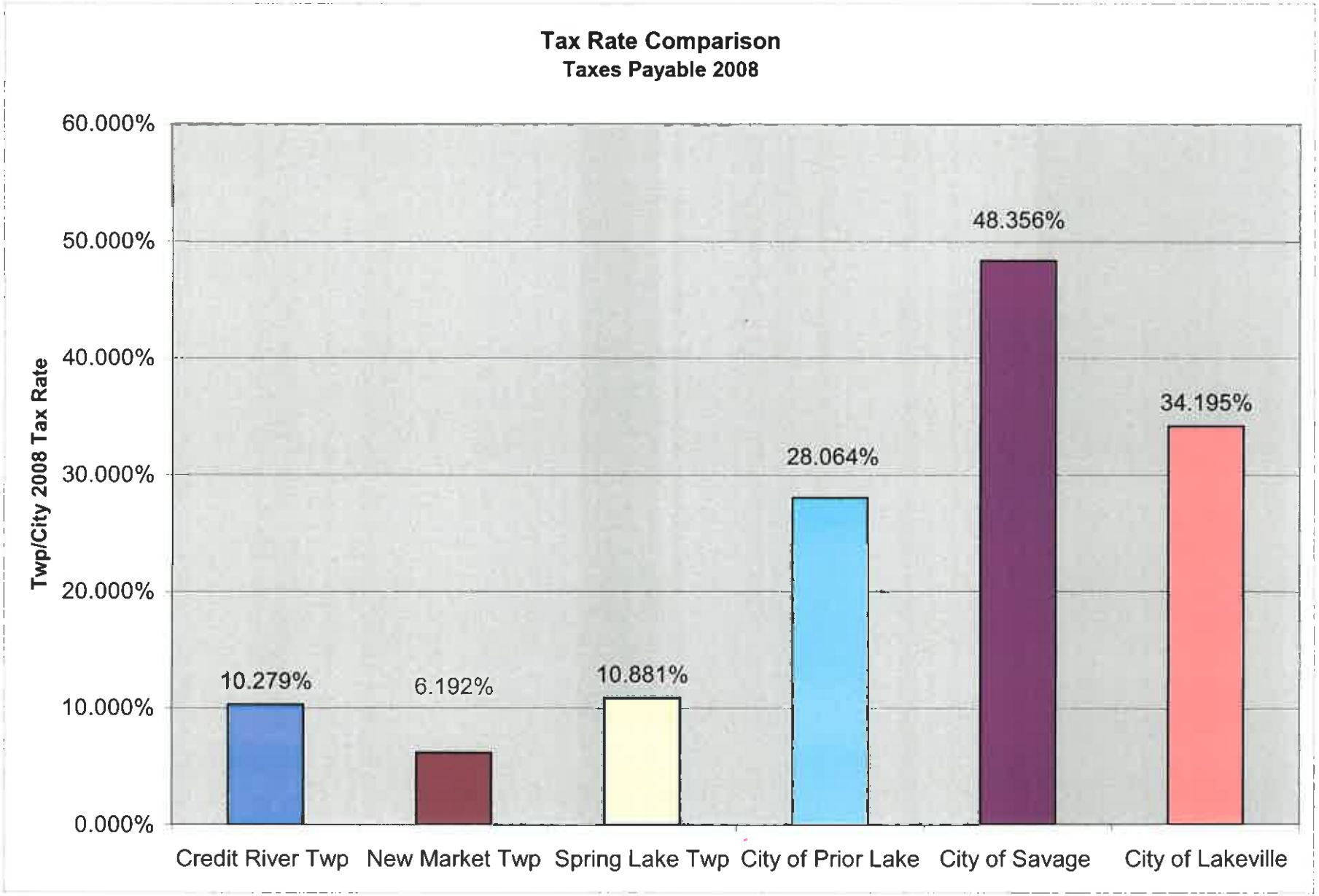
Credit River Township
Projected Tax Rates for Detachment
Properties North of CSAH 21
Options 3A and 3B

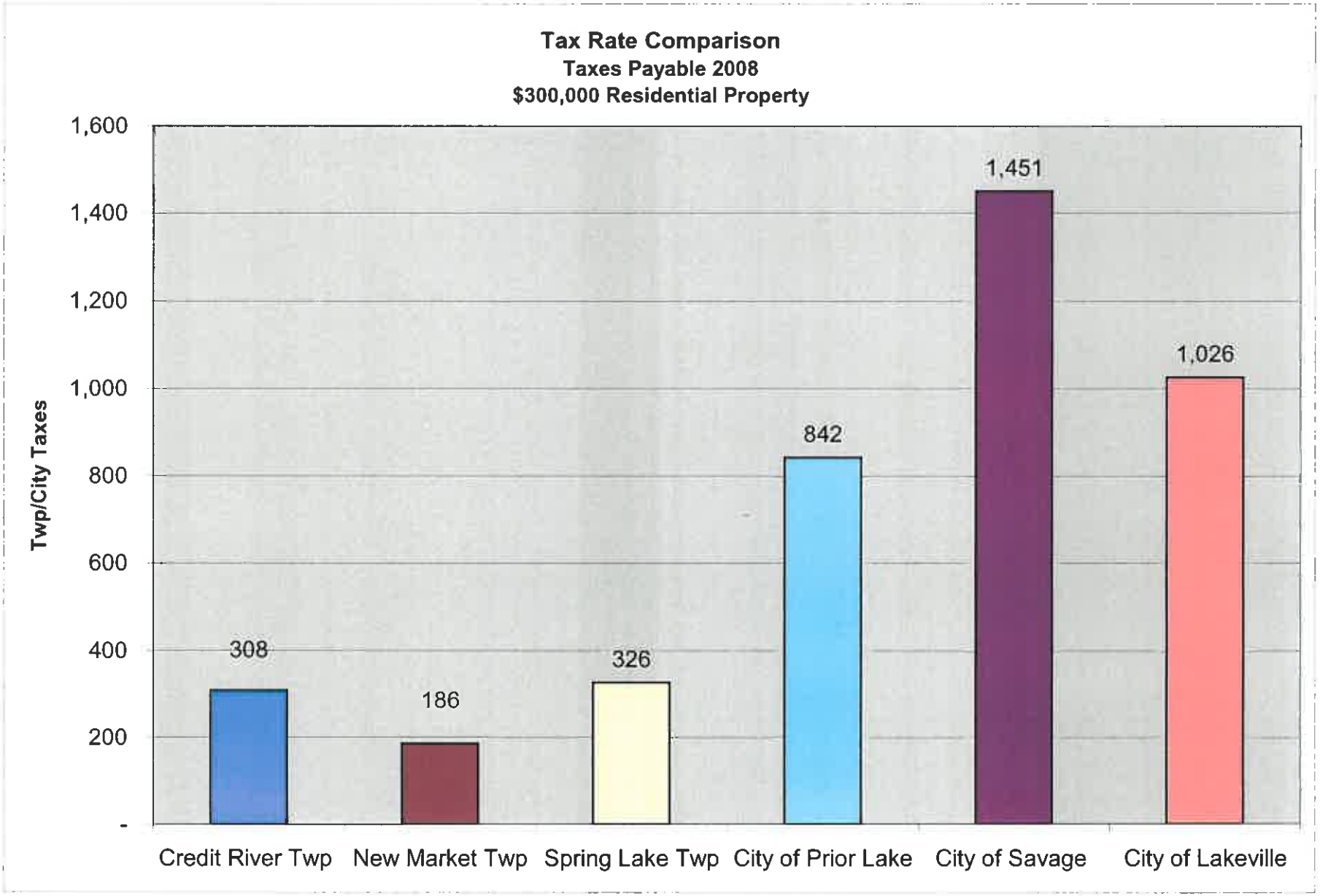
Assumption:
Savage tax rate is a constant 48.4%

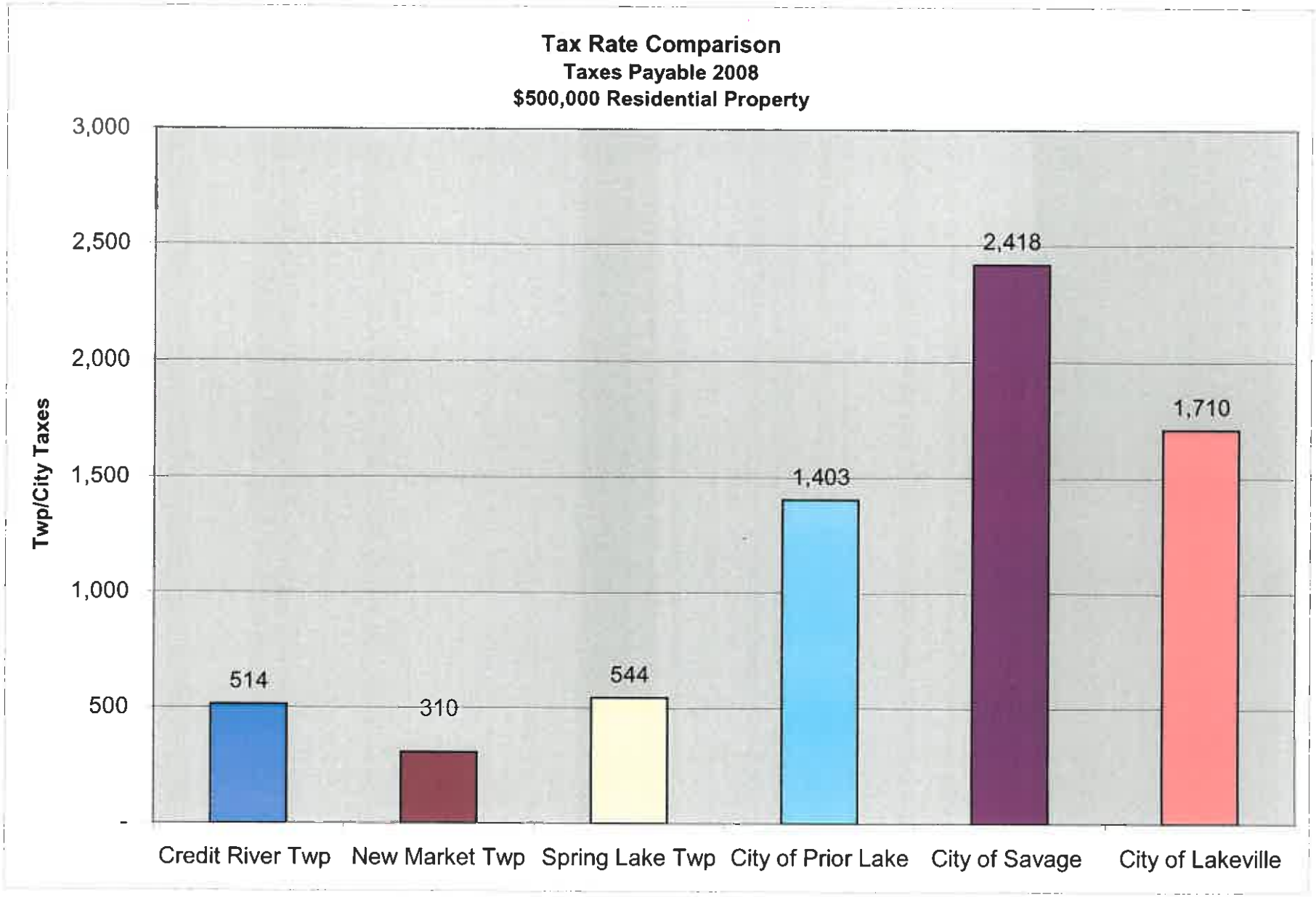


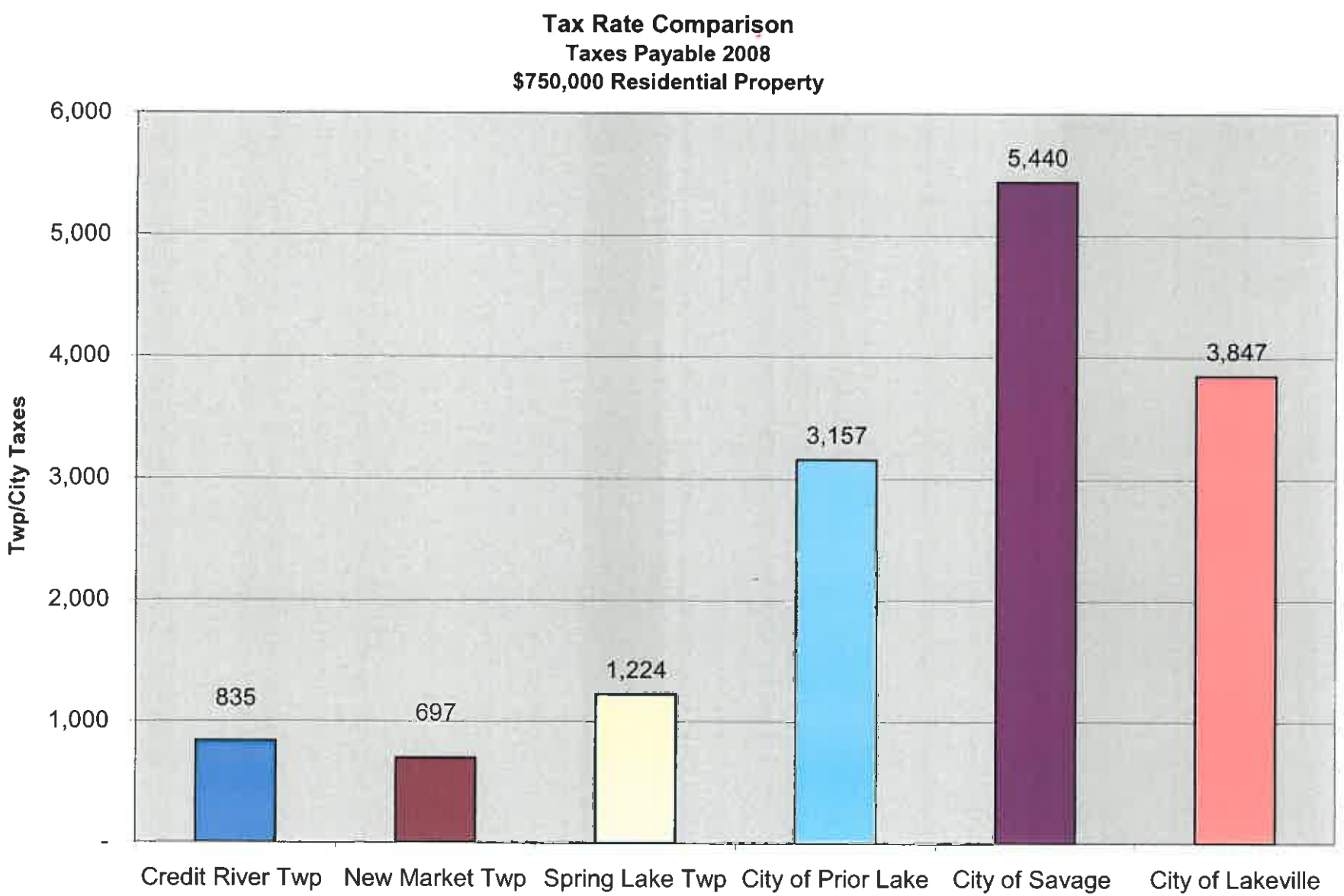
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Credit River	13.7%	13.2%	14.3%	23.5%	25.1%	23.5%	22.1%	22.0%	20.7%	19.5%	17.9%
Savage	48.4%	48.4%	48.4%	48.4%	48.4%	48.4%	48.4%	48.4%	48.4%	48.4%	48.4%
10 Year Phase In	17.2%	20.3%	24.5%	33.5%	36.7%	38.4%	40.5%	43.1%	45.6%	48.4%	48.4%


Credit River - Option 3B
Phase-in of Tax Rate
Phase-out of Debt Payments
Tax RatePaid
By Residents
North of CSAH 21
Water/Sewer/Street
Debt Paid By Credit River
60.0%
50.0%
40.0%
30.0%
20.0%
10.0%
0.0%
700,000
600,000
500,000
400,000
300,000
200,000
100,000
-
Tax Rate
Debt Payments
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020


Tax Rate Comparison
Taxes Payable 2008
Twp/City 2008 Tax Rate
60.000%
50.000%
40.000%
30.000%
20.000%
10.000%
0.000%
10.279%
6.192%
10.881%
28.064%
48.356%
34.195%
Credit River Twp
New Market Twp
Spring Lake Twp
City of Prior Lake
City of Savage
City of Lakeville


Tax Rate Comparison
Taxes Payable 2008
$300,000 Residential Property
Twp/City Taxes
1,600
1,400
1,200
1,000
800
600
400
200
-
308
186
326
842
1,451
1,026
Credit River Twp
New Market Twp
Spring Lake Twp
City of Prior Lake
City of Savage
City of Lakeville


Tax Rate Comparison
Taxes Payable 2008
$500,000 Residential Property
Twp/City Taxes
3,000
2,500
2,000
1,500
1,000
500
-
514
310
544
1,403
2,418
1,710
Credit River Twp
New Market Twp
Spring Lake Twp
City of Prior Lake
City of Savage
City of Lakeville


Tax Rate Comparison
Taxes Payable 2008
$750,000 Residential Property
Twp/City Taxes
6,000
5,000
4,000
3,000
2,000
1,000
-
835
697
1,224
3,157
5,440
3,847
Credit River Twp
New Market Twp
Spring Lake Twp
City of Prior Lake
City of Savage
City of Lakeville