

Issue 2: Portability	Current law	Proposed law
Issue 2A: Downsizing		
Just Value of House in 2005	\$ 300,000.00	\$ 300,000.00
Assessed Value of House in 2005	\$ 200,000.00	\$ 200,000.00
Taxable value 2005 (HX = \$25k)	\$ 175,000.00	\$ 175,000.00
SOH value as % of just value	33%	33%
New House's Just Value in 2006	\$ 200,000.00	\$ 200,000.00
20% of ratio of 05 SOH/just value		7%
New House's Assessed Value	\$ 200,000.00	\$ 186,666.67
New House's Taxable Value (HX=\$25k)	\$ 175,000.00	\$ 161,666.67
New House's Just Value in 2007	\$ 225,000.00	\$ 225,000.00
Rate of Inflation	3%	3%
Assessed Value of House in 2007	\$ 206,000.00	\$ 192,266.67
Taxable value 2007 (HX = \$25k)	\$ 181,000.00	\$ 167,266.67
Issue 2A: Upsizing		
Just Value of House in 2005	\$ 300,000.00	\$ 300,000.00
Assessed Value of House in 2005	\$ 200,000.00	\$ 200,000.00
Taxable value 2005 (HX = \$25k)	\$ 175,000.00	\$ 175,000.00
SOH Differential		\$ 100,000.00
New House's Just Value in 2006	\$ 400,000.00	\$ 400,000.00
20% of old house's differential		\$ 20,000.00
New House's Assessed Value	\$ 400,000.00	\$ 380,000.00
New House's Taxable Value (HX=\$25k)	\$ 375,000.00	\$ 355,000.00
New House's Just Value in 2007	\$ 450,000.00	\$ 450,000.00
Rate of Inflation	3%	3%
New House's Assessed Value	\$ 412,000.00	\$ 391,400.00
New House's Taxable Value (HX=\$25k)	\$ 387,000.00	\$ 366,400.00

Just Value Range	Parcels	Just Value	Av. Just Value	Assessed Value	Av. Assessed Value	Av. SOH Value	Taxing the first \$10,000
0 - 10,000	4,295	\$ 30,300,070	\$ 7,055	\$ 27,719,154	\$ 6,454		\$ 42,950,000
10 - 20,000	24,562	\$ 391,020,425	\$ 15,920	\$ 336,655,303	\$ 13,706		\$ 245,620,000
20 - 30,000	56,531	\$ 1,440,388,851	\$ 25,480	\$ 1,189,269,252	\$ 21,037		\$ 565,310,000
30 - 40,000	85,794	\$ 3,027,268,260	\$ 35,285	\$ 2,392,110,866	\$ 27,882	\$ 7,403	\$ 428,970,000
40 - 50,000	115,011	\$ 5,203,526,078	\$ 45,244	\$ 3,998,125,980	\$ 34,763	\$ 10,481	
50 - 60,000	144,029	\$ 7,963,450,611	\$ 55,291	\$ 5,955,158,235	\$ 41,347	\$ 13,944	
60 - 70,000	162,228	\$ 10,563,366,323	\$ 65,114	\$ 7,830,347,563	\$ 48,268	\$ 16,847	
70 - 80,000	178,613	\$ 13,417,967,054	\$ 75,123	\$ 9,767,300,823	\$ 54,684	\$ 20,439	
80 - 90,000	192,841	\$ 16,410,618,896	\$ 85,099	\$ 11,802,679,752	\$ 61,204	\$ 23,895	
90 - 100,000	213,047	\$ 20,270,160,179	\$ 95,144	\$ 14,445,667,727	\$ 67,805	\$ 27,339	
100 - 150,000	1,143,999	\$ 142,335,818,260	\$ 124,420	\$ 101,331,494,438	\$ 88,577	\$ 35,843	
150 - 200,000	726,382	\$ 125,425,522,407	\$ 172,672	\$ 89,346,154,344	\$ 123,002	\$ 49,670	
200 - 250,000	434,271	\$ 96,854,948,153	\$ 223,029	\$ 67,354,471,294	\$ 155,098	\$ 67,931	
250 - 300,000	259,956	\$ 70,957,308,315	\$ 272,959	\$ 49,049,483,068	\$ 188,684	\$ 84,275	
300 - 350,000	156,446	\$ 50,519,330,411	\$ 322,919	\$ 34,730,223,137	\$ 221,995	\$ 100,924	
350 - 400,000	97,683	\$ 36,449,124,233	\$ 373,137	\$ 24,755,620,947	\$ 253,428	\$ 119,709	
400 - 450,000	65,025	\$ 27,531,711,731	\$ 423,402	\$ 18,597,881,921	\$ 286,011	\$ 137,391	
450 - 500,000	45,796	\$ 21,698,656,469	\$ 473,811	\$ 14,488,037,690	\$ 316,360	\$ 157,451	
500 - 600,000	58,840	\$ 32,090,666,493	\$ 545,389	\$ 21,293,244,701	\$ 361,884	\$ 183,505	
600 - 700,000	35,015	\$ 22,635,727,355	\$ 646,458	\$ 14,968,291,706	\$ 427,482	\$ 218,976	
700 - 800,000	21,709	\$ 16,190,188,364	\$ 745,782	\$ 10,712,419,497	\$ 493,455	\$ 252,327	
800 - 900,000	14,020	\$ 11,871,744,440	\$ 846,772	\$ 7,854,681,262	\$ 560,248	\$ 286,524	
900 - 1,000,000	9,569	\$ 9,066,013,653	\$ 947,436	\$ 5,960,063,016	\$ 622,851	\$ 324,585	
> 1,000,000	40,372	\$ 74,558,107,042	\$ 1,846,778	\$ 49,386,461,492	\$ 1,223,285	\$ 623,493	
Totals	4,286,034	\$ 816,902,934,073	\$ 190,596	\$ 567,573,563,168	\$ 132,424	\$ 58,173	\$ 1,282,850,000
Assumptions:					SOH Diff:	\$ 249,329,370,905	
Turn-over Rate between HX properties:			5%			\$ 324,128,182,177	
Portability: Upsizing			70%				
Portability: Downsizing			30%				
Portability allowance:			20%				
Diminished effect of downsizing:			90%				
	SOH	Real Property					
2006	30.0%	15%					

2007	15.0%	10%					
2008	5.0%	7%					
2009	5.0%	7%					
2010	5.0%	7%					
2011	5.0%	7%					
2012	5.0%	7%					

Just Value Range	Parcels	Just Value	Av. Just Value	Assessed Value	Av. Assessed Value	Av. SOH Value	Taxing the first \$10,000
0 - 10,000	4,295	\$ 34,845,081	\$ 8,113	\$ 30,075,282	\$ 7,002		\$ 42,950,000
10 - 20,000	24,562	\$ 449,673,489	\$ 18,308	\$ 365,271,004	\$ 14,871		\$ 245,620,000
20 - 30,000	56,531	\$ 1,656,447,179	\$ 29,302	\$ 1,290,357,138	\$ 22,826		\$ 565,310,000
30 - 40,000	85,794	\$ 3,481,358,499	\$ 40,578	\$ 2,595,440,290	\$ 30,252	\$ 10,326	\$ 428,970,000
40 - 50,000	115,011	\$ 5,984,054,990	\$ 52,030	\$ 4,337,966,688	\$ 37,718	\$ 14,312	
50 - 60,000	144,029	\$ 9,157,968,203	\$ 63,584	\$ 6,461,346,685	\$ 44,861	\$ 18,723	
60 - 70,000	162,228	\$ 12,147,871,271	\$ 74,881	\$ 8,495,927,106	\$ 52,370	\$ 22,511	
70 - 80,000	178,613	\$ 15,430,662,112	\$ 86,392	\$ 10,597,521,393	\$ 59,332	\$ 27,059	
80 - 90,000	192,841	\$ 18,872,211,730	\$ 97,864	\$ 12,805,907,531	\$ 66,407	\$ 31,458	
90 - 100,000	213,047	\$ 23,310,684,206	\$ 109,416	\$ 15,673,549,484	\$ 73,569	\$ 35,847	
100 - 150,000	1,143,999	\$ 163,686,190,999	\$ 143,082	\$ 109,944,671,465	\$ 96,106	\$ 46,977	
150 - 200,000	726,382	\$ 144,239,350,768	\$ 198,572	\$ 96,940,577,463	\$ 133,457	\$ 65,116	
200 - 250,000	434,271	\$ 111,383,190,376	\$ 256,483	\$ 73,079,601,354	\$ 168,281	\$ 88,202	
250 - 300,000	259,956	\$ 81,600,904,562	\$ 313,903	\$ 53,218,689,129	\$ 204,722	\$ 109,181	
300 - 350,000	156,446	\$ 58,097,229,973	\$ 371,356	\$ 37,682,292,104	\$ 240,865	\$ 130,492	
350 - 400,000	97,683	\$ 41,916,492,868	\$ 429,107	\$ 26,859,848,727	\$ 274,970	\$ 154,138	
400 - 450,000	65,025	\$ 31,661,468,491	\$ 486,912	\$ 20,178,701,884	\$ 310,322	\$ 176,590	
450 - 500,000	45,796	\$ 24,953,454,939	\$ 544,883	\$ 15,719,520,894	\$ 343,251	\$ 201,632	
500 - 600,000	58,840	\$ 36,904,266,467	\$ 627,197	\$ 23,103,170,501	\$ 392,644	\$ 234,553	
600 - 700,000	35,015	\$ 26,031,086,458	\$ 743,427	\$ 16,240,596,501	\$ 463,818	\$ 279,608	
700 - 800,000	21,709	\$ 18,618,716,619	\$ 857,650	\$ 11,622,975,154	\$ 535,399	\$ 322,251	
800 - 900,000	14,020	\$ 13,652,506,106	\$ 973,788	\$ 8,522,329,169	\$ 607,869	\$ 365,918	
900 - 1,000,000	9,569	\$ 10,425,915,701	\$ 1,089,551	\$ 6,466,668,372	\$ 675,794	\$ 413,758	
> 1,000,000	40,372	\$ 85,741,823,098	\$ 2,123,794	\$ 53,584,310,719	\$ 1,327,264	\$ 796,530	
Totals	4,286,034	\$ 939,438,374,184	\$ 219,186	\$ 615,817,316,037	\$ 143,680	\$ 75,506	\$ 1,282,850,000
Assumptions:					SOH Diff:	\$ 323,621,058,147	
Turn-over Rate between HX properties:			5%			\$ 372,164,216,869	
Portability: Upsizing			70%				
Portability: Downsizing			30%				
Portability allowance:			20%				
Diminished effect of downsizing:			90%				
	SOH	Real Property					
2006	30.0%	15%		0.085			

2007	15.0%	10%					
2008	5.0%	7%					
2009	5.0%	7%					
2010	5.0%	7%					
2011	5.0%	7%					

Just Value Range	Parcels	Just Value	Av. Just Value	Assessed Value	Av. Assessed Value	Av. SOH Value	Taxing the first \$10,000
0 - 10,000	4,295	\$ 38,329,589	\$ 8,924	\$ 32,292,814	\$ 7,519		\$ 42,950,000
10 - 20,000	24,562	\$ 494,640,838	\$ 20,138	\$ 392,203,428	\$ 15,968		\$ 245,620,000
20 - 30,000	56,531	\$ 1,822,091,897	\$ 32,232	\$ 1,385,498,679	\$ 24,509		\$ 565,310,000
30 - 40,000	85,794	\$ 3,829,494,349	\$ 44,636	\$ 2,786,809,159	\$ 32,483	\$ 12,153	\$ 428,970,000
40 - 50,000	115,011	\$ 6,582,460,489	\$ 57,233	\$ 4,657,816,767	\$ 40,499	\$ 16,734	
50 - 60,000	144,029	\$ 10,073,765,023	\$ 69,943	\$ 6,937,759,344	\$ 48,169	\$ 21,773	
60 - 70,000	162,228	\$ 13,362,658,399	\$ 82,370	\$ 9,122,354,911	\$ 56,232	\$ 26,138	
70 - 80,000	178,613	\$ 16,973,728,323	\$ 95,031	\$ 11,378,905,459	\$ 63,707	\$ 31,324	
80 - 90,000	192,841	\$ 20,759,432,903	\$ 107,651	\$ 13,750,121,911	\$ 71,303	\$ 36,348	
90 - 100,000	213,047	\$ 25,641,752,626	\$ 120,357	\$ 16,829,202,902	\$ 78,993	\$ 41,364	
100 - 150,000	1,143,999	\$ 180,054,810,099	\$ 157,391	\$ 118,051,191,020	\$ 103,192	\$ 54,199	
150 - 200,000	726,382	\$ 158,663,285,845	\$ 218,430	\$ 104,088,269,811	\$ 143,297	\$ 75,133	
200 - 250,000	434,271	\$ 122,521,509,414	\$ 282,131	\$ 78,467,959,058	\$ 180,689	\$ 101,443	
250 - 300,000	259,956	\$ 89,760,995,018	\$ 345,293	\$ 57,142,647,774	\$ 219,817	\$ 125,476	
300 - 350,000	156,446	\$ 63,906,952,970	\$ 408,492	\$ 40,460,709,955	\$ 258,624	\$ 149,868	
350 - 400,000	97,683	\$ 46,108,142,155	\$ 472,018	\$ 28,840,298,403	\$ 295,244	\$ 176,774	
400 - 450,000	65,025	\$ 34,827,615,340	\$ 535,603	\$ 21,666,532,438	\$ 333,203	\$ 202,400	
450 - 500,000	45,796	\$ 27,448,800,433	\$ 599,371	\$ 16,878,563,909	\$ 368,560	\$ 230,811	
500 - 600,000	58,840	\$ 40,594,693,114	\$ 689,917	\$ 24,806,630,077	\$ 421,595	\$ 268,322	
600 - 700,000	35,015	\$ 28,634,195,104	\$ 817,769	\$ 17,438,059,837	\$ 498,017	\$ 319,753	
700 - 800,000	21,709	\$ 20,480,588,280	\$ 943,415	\$ 12,479,968,714	\$ 574,875	\$ 368,539	
800 - 900,000	14,020	\$ 15,017,756,717	\$ 1,071,167	\$ 9,150,703,670	\$ 652,689	\$ 418,477	
900 - 1,000,000	9,569	\$ 11,468,507,271	\$ 1,198,506	\$ 6,943,473,414	\$ 725,622	\$ 472,885	
> 1,000,000	40,372	\$ 94,316,005,408	\$ 2,336,174	\$ 57,535,227,638	\$ 1,425,127	\$ 911,047	
Totals	4,286,034	\$ 1,033,382,211,602	\$ 241,105	\$ 661,223,201,091	\$ 154,274	\$ 86,831	\$ 1,282,850,000
Assumptions:					SOH Diff:	\$ 372,159,010,512	
Turn-over Rate between HX properties:			5%			\$ 390,766,961,037	
Portability: Upsizing			70%				
Portability: Downsizing			30%				
Portability allowance:			20%				
Diminished effect of downsizing:			90%				
	SOH	Real Property					
2006	30.0%	15%		0.165			

2007	15.0%	10%					
2008	5.0%	7%					
2009	5.0%	7%					
2010	5.0%	7%					
2011	5.0%	7%					

Just Value Range	Parcels	Just Value	Av. Just Value	Assessed Value	Av. Assessed Value	Av. SOH Value	Taxing the first \$10,000
0 - 10,000	4,295	\$ 41,012,660	\$ 9,549	\$ 34,926,134	\$ 8,132		\$ 42,950,000
10 - 20,000	24,562	\$ 529,265,696	\$ 21,548	\$ 424,185,682	\$ 17,270		\$ 245,620,000
20 - 30,000	56,531	\$ 1,949,638,329	\$ 34,488	\$ 1,498,479,258	\$ 26,507		\$ 565,310,000
30 - 40,000	85,794	\$ 4,097,558,953	\$ 47,760	\$ 3,014,059,691	\$ 35,131	\$ 12,629	\$ 343,176,000
40 - 50,000	115,011	\$ 7,043,232,723	\$ 61,240	\$ 5,037,638,735	\$ 43,801	\$ 17,438	
50 - 60,000	144,029	\$ 10,778,928,575	\$ 74,839	\$ 7,503,499,376	\$ 52,097	\$ 22,741	
60 - 70,000	162,228	\$ 14,298,044,486	\$ 88,135	\$ 9,866,237,929	\$ 60,817	\$ 27,318	
70 - 80,000	178,613	\$ 18,161,889,306	\$ 101,683	\$ 12,306,799,037	\$ 68,902	\$ 32,781	
80 - 90,000	192,841	\$ 22,212,593,207	\$ 115,186	\$ 14,871,376,488	\$ 77,117	\$ 38,069	
90 - 100,000	213,047	\$ 27,436,675,310	\$ 128,782	\$ 18,201,541,336	\$ 85,434	\$ 43,348	
100 - 150,000	1,143,999	\$ 192,658,646,806	\$ 168,408	\$ 127,677,682,992	\$ 111,606	\$ 56,802	
150 - 200,000	726,382	\$ 169,769,715,854	\$ 233,720	\$ 112,576,154,473	\$ 154,982	\$ 78,738	
200 - 250,000	434,271	\$ 131,098,015,072	\$ 301,881	\$ 84,866,633,830	\$ 195,423	\$ 106,457	
250 - 300,000	259,956	\$ 96,044,264,670	\$ 369,464	\$ 61,802,348,666	\$ 237,742	\$ 131,722	
300 - 350,000	156,446	\$ 68,380,439,678	\$ 437,087	\$ 43,760,081,153	\$ 279,714	\$ 157,373	
350 - 400,000	97,683	\$ 49,335,712,106	\$ 505,059	\$ 31,192,082,393	\$ 319,319	\$ 185,740	
400 - 450,000	65,025	\$ 37,265,548,413	\$ 573,096	\$ 23,433,331,220	\$ 360,374	\$ 212,722	
450 - 500,000	45,796	\$ 29,370,216,464	\$ 641,327	\$ 18,254,927,489	\$ 398,614	\$ 242,713	
500 - 600,000	58,840	\$ 43,436,321,632	\$ 738,211	\$ 26,829,488,323	\$ 455,974	\$ 282,237	
600 - 700,000	35,015	\$ 30,638,588,761	\$ 875,013	\$ 18,860,047,550	\$ 538,628	\$ 336,386	
700 - 800,000	21,709	\$ 21,914,229,460	\$ 1,009,454	\$ 13,497,648,566	\$ 621,754	\$ 387,700	
800 - 900,000	14,020	\$ 16,068,999,687	\$ 1,146,148	\$ 9,896,898,390	\$ 705,913	\$ 440,235	
900 - 1,000,000	9,569	\$ 12,271,302,780	\$ 1,282,402	\$ 7,509,679,400	\$ 784,792	\$ 497,609	
> 1,000,000	40,372	\$ 100,918,125,787	\$ 2,499,706	\$ 62,226,941,480	\$ 1,541,339	\$ 958,367	
Totals	4,286,034	\$ 1,105,718,966,415	\$ 257,982	\$ 715,142,689,592	\$ 166,854	\$ 91,128	\$ 1,197,056,000
Assumptions:					SOH Diff:	\$ 390,576,276,823	
Turn-over Rate between HX properties:			5%			\$ 410,105,090,664	
Portability: Upsizing			70%				
Portability: Downsizing			30%				
Portability allowance:			20%				
Diminished effect of downsizing:			90%				
	SOH	Real Property					
2006	30.0%	15%		0.26			

2007	15.0%	10%					
2008	5.0%	7%					
2009	5.0%	7%					
2010	5.0%	7%					
2011	5.0%	7%					

Just Value Range	Parcels	Just Value	Av. Just Value	Assessed Value	Av. Assessed Value	Av. SOH Value	Taxing the first \$10,000
0 - 10,000	4,295	\$ 43,883,546	\$ 10,217	\$ 37,753,488	\$ 8,790		\$ 42,950,000
10 - 20,000	24,562	\$ 566,314,295	\$ 23,057	\$ 458,524,523	\$ 18,668		\$ 245,620,000
20 - 30,000	56,531	\$ 2,086,113,012	\$ 36,902	\$ 1,619,784,721	\$ 28,653		\$ 565,310,000
30 - 40,000	85,794	\$ 4,384,388,080	\$ 51,104	\$ 3,258,054,999	\$ 37,975	\$ 13,128	\$ 257,382,000
40 - 50,000	115,011	\$ 7,536,259,013	\$ 65,526	\$ 5,445,447,585	\$ 47,347	\$ 18,179	
50 - 60,000	144,029	\$ 11,533,453,575	\$ 80,077	\$ 8,110,925,516	\$ 56,315	\$ 23,763	
60 - 70,000	162,228	\$ 15,298,907,601	\$ 94,305	\$ 10,664,933,381	\$ 65,740	\$ 28,565	
70 - 80,000	178,613	\$ 19,433,221,557	\$ 108,801	\$ 13,303,063,721	\$ 74,480	\$ 34,321	
80 - 90,000	192,841	\$ 23,767,474,731	\$ 123,249	\$ 16,075,249,822	\$ 83,360	\$ 39,889	
90 - 100,000	213,047	\$ 29,357,242,582	\$ 137,797	\$ 19,674,999,444	\$ 92,351	\$ 45,447	
100 - 150,000	1,143,999	\$ 206,144,752,082	\$ 180,197	\$ 138,013,495,425	\$ 120,641	\$ 59,555	
150 - 200,000	726,382	\$ 181,653,595,964	\$ 250,080	\$ 121,689,462,217	\$ 167,528	\$ 82,552	
200 - 250,000	434,271	\$ 140,274,876,128	\$ 323,012	\$ 91,736,789,902	\$ 211,243	\$ 111,769	
250 - 300,000	259,956	\$ 102,767,363,197	\$ 395,326	\$ 66,805,395,939	\$ 256,987	\$ 138,339	
300 - 350,000	156,446	\$ 73,167,070,455	\$ 467,683	\$ 47,302,563,913	\$ 302,357	\$ 165,325	
350 - 400,000	97,683	\$ 52,789,211,953	\$ 540,414	\$ 33,717,155,730	\$ 345,169	\$ 195,244	
400 - 450,000	65,025	\$ 39,874,136,802	\$ 613,212	\$ 25,330,315,176	\$ 389,547	\$ 223,665	
450 - 500,000	45,796	\$ 31,426,131,616	\$ 686,220	\$ 19,732,707,334	\$ 430,883	\$ 255,337	
500 - 600,000	58,840	\$ 46,476,864,146	\$ 789,886	\$ 29,001,399,283	\$ 492,886	\$ 297,000	
600 - 700,000	35,015	\$ 32,783,289,975	\$ 936,264	\$ 20,386,813,304	\$ 582,231	\$ 354,033	
700 - 800,000	21,709	\$ 23,448,225,522	\$ 1,080,115	\$ 14,590,315,355	\$ 672,086	\$ 408,029	
800 - 900,000	14,020	\$ 17,193,829,665	\$ 1,226,379	\$ 10,698,075,879	\$ 763,058	\$ 463,321	
900 - 1,000,000	9,569	\$ 13,130,293,975	\$ 1,372,170	\$ 8,117,605,828	\$ 848,323	\$ 523,847	
> 1,000,000	40,372	\$ 107,982,394,592	\$ 2,674,685	\$ 67,264,360,552	\$ 1,666,114	\$ 1,008,571	
Totals	4,286,034	\$ 1,183,119,294,064	\$ 276,041	\$ 773,035,193,035	\$ 180,361	\$ 95,679	\$ 1,111,262,000
Assumptions:					SOH Diff:	\$ 410,084,101,029	
Turn-over Rate between HX properties:			5%			\$ 430,588,306,080	
Portability: Upsizing			70%				
Portability: Downsizing			30%				
Portability allowance:			20%				
Diminished effect of downsizing:			90%				
	SOH	Real Property					
2006	30.0%	15%		0.362			

2007	15.0%	10%					
2008	5.0%	7%					
2009	5.0%	7%					
2010	5.0%	7%					
2011	5.0%	7%					

Just Value Range	Parcels	Just Value	Av. Just Value	Assessed Value	Av. Assessed Value	Av. SOH Value	Taxing the first \$10,000
0 - 10,000	4,295	\$ 46,955,394	\$ 10,933	\$ 40,331,369	\$ 9,390		\$ 42,950,000
10 - 20,000	24,562	\$ 605,956,296	\$ 24,670	\$ 489,833,466	\$ 19,943		\$ 245,620,000
20 - 30,000	56,531	\$ 2,232,140,923	\$ 39,485	\$ 1,730,386,762	\$ 30,610		\$ 565,310,000
30 - 40,000	85,794	\$ 4,691,295,246	\$ 54,681	\$ 3,480,521,310	\$ 40,568	\$ 14,113	\$ 171,588,000
40 - 50,000	115,011	\$ 8,063,797,144	\$ 70,113	\$ 5,817,273,301	\$ 50,580	\$ 19,533	
50 - 60,000	144,029	\$ 12,340,795,325	\$ 85,683	\$ 8,664,755,232	\$ 60,160	\$ 25,523	
60 - 70,000	162,228	\$ 16,369,831,133	\$ 100,906	\$ 11,393,155,704	\$ 70,229	\$ 30,677	
70 - 80,000	178,613	\$ 20,793,547,066	\$ 116,417	\$ 14,211,422,697	\$ 79,565	\$ 36,851	
80 - 90,000	192,841	\$ 25,431,197,962	\$ 131,877	\$ 17,172,899,039	\$ 89,052	\$ 42,824	
90 - 100,000	213,047	\$ 31,412,249,563	\$ 147,443	\$ 21,018,446,543	\$ 98,656	\$ 48,786	
100 - 150,000	1,143,999	\$ 220,574,884,728	\$ 192,810	\$ 147,437,324,407	\$ 128,879	\$ 63,931	
150 - 200,000	726,382	\$ 194,369,347,681	\$ 267,586	\$ 129,998,654,571	\$ 178,967	\$ 88,618	
200 - 250,000	434,271	\$ 150,094,117,456	\$ 345,623	\$ 98,000,755,733	\$ 225,667	\$ 119,956	
250 - 300,000	259,956	\$ 109,961,078,620	\$ 422,999	\$ 71,366,997,864	\$ 274,535	\$ 148,464	
300 - 350,000	156,446	\$ 78,288,765,387	\$ 500,420	\$ 50,532,474,664	\$ 323,003	\$ 177,418	
350 - 400,000	97,683	\$ 56,484,456,790	\$ 578,242	\$ 36,019,428,478	\$ 368,738	\$ 209,505	
400 - 450,000	65,025	\$ 42,665,326,379	\$ 656,137	\$ 27,059,918,195	\$ 416,146	\$ 239,991	
450 - 500,000	45,796	\$ 33,625,960,829	\$ 734,255	\$ 21,080,094,839	\$ 460,304	\$ 273,951	
500 - 600,000	58,840	\$ 49,730,244,636	\$ 845,178	\$ 30,981,671,040	\$ 526,541	\$ 318,637	
600 - 700,000	35,015	\$ 35,078,120,273	\$ 1,001,803	\$ 21,778,864,432	\$ 621,987	\$ 379,816	
700 - 800,000	21,709	\$ 25,089,601,309	\$ 1,155,723	\$ 15,586,570,368	\$ 717,977	\$ 437,746	
800 - 900,000	14,020	\$ 18,397,397,741	\$ 1,312,225	\$ 11,428,561,236	\$ 815,161	\$ 497,064	
900 - 1,000,000	9,569	\$ 14,049,414,553	\$ 1,468,222	\$ 8,671,891,688	\$ 906,248	\$ 561,973	
> 1,000,000	40,372	\$ 115,541,162,213	\$ 2,861,913	\$ 71,857,301,471	\$ 1,779,880	\$ 1,082,034	
Totals	4,286,034	\$ 1,265,937,644,648	\$ 295,363	\$ 825,819,534,409	\$ 192,677	\$ 102,687	\$ 1,025,468,000
Assumptions:					SOH Diff:	\$ 440,118,110,239	
Turn-over Rate between HX properties:			5%			\$ 462,124,015,750	
Portability: Upsizing			70%				
Portability: Downsizing			30%				
Portability allowance:			20%				
Diminished effect of downsizing:			90%				
	SOH	Real Property					
2006	30.0%	15%		0.455			

2007	15.0%	10%					
2008	5.0%	7%					
2009	5.0%	7%					
2010	5.0%	7%					
2011	5.0%	7%					

Just Value Range	Parcels	Just Value	Av. Just Value	Assessed Value	Av. Assessed Value	Av. SOH Value	Taxing the first \$10,000
0 - 10,000	4,295	\$ 50,242,272	\$ 11,698	\$ 43,574,510	\$ 10,145		\$ 42,950,000
10 - 20,000	24,562	\$ 648,373,236	\$ 26,397	\$ 529,222,136	\$ 21,546		\$ 245,620,000
20 - 30,000	56,531	\$ 2,388,390,788	\$ 42,249	\$ 1,869,531,264	\$ 33,071		\$ 565,310,000
30 - 40,000	85,794	\$ 5,019,685,913	\$ 58,509	\$ 3,760,398,281	\$ 43,831	\$ 14,678	\$ 85,794,000
40 - 50,000	115,011	\$ 8,628,262,945	\$ 75,021	\$ 6,285,054,041	\$ 54,647	\$ 20,374	
50 - 60,000	144,029	\$ 13,204,650,998	\$ 91,681	\$ 9,361,508,745	\$ 64,997	\$ 26,683	
60 - 70,000	162,228	\$ 17,515,719,312	\$ 107,970	\$ 12,309,306,369	\$ 75,877	\$ 32,093	
70 - 80,000	178,613	\$ 22,249,095,361	\$ 124,566	\$ 15,354,196,894	\$ 85,963	\$ 38,602	
80 - 90,000	192,841	\$ 27,211,381,820	\$ 141,108	\$ 18,553,812,570	\$ 96,213	\$ 44,895	
90 - 100,000	213,047	\$ 33,611,107,032	\$ 157,764	\$ 22,708,589,667	\$ 106,590	\$ 51,174	
100 - 150,000	1,143,999	\$ 236,015,126,659	\$ 206,307	\$ 159,293,109,257	\$ 139,242	\$ 67,065	
150 - 200,000	726,382	\$ 207,975,202,019	\$ 286,317	\$ 140,452,154,629	\$ 193,359	\$ 92,958	
200 - 250,000	434,271	\$ 160,600,705,678	\$ 369,817	\$ 105,881,228,874	\$ 243,814	\$ 126,003	
250 - 300,000	259,956	\$ 117,658,354,124	\$ 452,609	\$ 77,105,787,383	\$ 296,611	\$ 155,998	
300 - 350,000	156,446	\$ 83,768,978,964	\$ 535,450	\$ 54,595,910,771	\$ 348,976	\$ 186,474	
350 - 400,000	97,683	\$ 60,438,368,765	\$ 618,719	\$ 38,915,836,129	\$ 398,389	\$ 220,330	
400 - 450,000	65,025	\$ 45,651,899,225	\$ 702,067	\$ 29,235,870,380	\$ 449,610	\$ 252,457	
450 - 500,000	45,796	\$ 35,979,778,087	\$ 785,653	\$ 22,775,195,249	\$ 497,318	\$ 288,335	
500 - 600,000	58,840	\$ 53,211,361,761	\$ 904,340	\$ 33,472,980,670	\$ 568,881	\$ 335,459	
600 - 700,000	35,015	\$ 37,533,588,692	\$ 1,071,929	\$ 23,530,154,562	\$ 672,002	\$ 399,927	
700 - 800,000	21,709	\$ 26,845,873,400	\$ 1,236,624	\$ 16,839,923,449	\$ 775,712	\$ 460,913	
800 - 900,000	14,020	\$ 19,685,215,583	\$ 1,404,081	\$ 12,347,558,944	\$ 880,710	\$ 523,371	
900 - 1,000,000	9,569	\$ 15,032,873,572	\$ 1,570,997	\$ 9,369,219,061	\$ 979,122	\$ 591,875	
> 1,000,000	40,372	\$ 123,629,043,568	\$ 3,062,247	\$ 77,635,517,465	\$ 1,923,004	\$ 1,139,243	
Totals	4,286,034	\$ 1,354,553,279,773	\$ 316,039	\$ 892,225,641,300	\$ 208,170	\$ 107,868	\$ 939,674,000
Assumptions:					SOH Diff:	\$ 462,327,638,473	
Turn-over Rate between HX properties:			5%			\$ 485,444,020,397	
Portability: Upsizing			70%				
Portability: Downsizing			30%				
Portability allowance:			20%				
Diminished effect of downsizing:			90%				
	SOH	Real Property					
2006	30.0%	15%		0.572			

2007	15.0%	10%					
2008	5.0%	7%					
2009	5.0%	7%					
2010	5.0%	7%					
2011	5.0%	7%					

Just Value Range	Parcels	Just Value	Av. Just Value	Assessed Value	Av. Assessed Value	Av. SOH Value	Taxing the first \$10,000
0 - 10,000	4,295	\$ 53,759,231	\$ 12,517	\$ 47,094,843	\$ 10,965		\$ 42,950,000
10 - 20,000	24,562	\$ 693,759,363	\$ 28,245	\$ 571,977,360	\$ 23,287		\$ 245,620,000
20 - 30,000	56,531	\$ 2,555,578,143	\$ 45,207	\$ 2,020,568,459	\$ 35,743		\$ 565,310,000
30 - 40,000	85,794	\$ 5,371,063,927	\$ 62,604	\$ 4,064,196,361	\$ 47,372	\$ 15,233	\$ 85,794,000
40 - 50,000	115,011	\$ 9,232,241,351	\$ 80,273	\$ 6,792,816,040	\$ 59,062	\$ 21,210	
50 - 60,000	144,029	\$ 14,128,976,568	\$ 98,098	\$ 10,117,813,841	\$ 70,248	\$ 27,850	
60 - 70,000	162,228	\$ 18,741,819,664	\$ 115,528	\$ 13,303,760,510	\$ 82,007	\$ 33,521	
70 - 80,000	178,613	\$ 23,806,532,036	\$ 133,286	\$ 16,594,644,098	\$ 92,908	\$ 40,377	
80 - 90,000	192,841	\$ 29,116,178,547	\$ 150,985	\$ 20,052,752,899	\$ 103,986	\$ 46,999	
90 - 100,000	213,047	\$ 35,963,884,524	\$ 168,807	\$ 24,543,189,468	\$ 115,201	\$ 53,606	
100 - 150,000	1,143,999	\$ 252,536,185,525	\$ 220,749	\$ 172,162,209,050	\$ 150,492	\$ 70,257	
150 - 200,000	726,382	\$ 222,533,466,160	\$ 306,359	\$ 151,799,116,230	\$ 208,980	\$ 97,379	
200 - 250,000	434,271	\$ 171,842,755,076	\$ 395,704	\$ 114,435,246,729	\$ 263,511	\$ 132,193	
250 - 300,000	259,956	\$ 125,894,438,913	\$ 484,291	\$ 83,335,071,733	\$ 320,574	\$ 163,718	
300 - 350,000	156,446	\$ 89,632,807,492	\$ 572,931	\$ 59,006,649,110	\$ 377,169	\$ 195,762	
350 - 400,000	97,683	\$ 64,669,054,578	\$ 662,030	\$ 42,059,799,989	\$ 430,574	\$ 231,455	
400 - 450,000	65,025	\$ 48,847,532,171	\$ 751,212	\$ 31,597,801,384	\$ 485,933	\$ 265,278	
450 - 500,000	45,796	\$ 38,498,362,553	\$ 840,649	\$ 24,615,176,035	\$ 537,496	\$ 303,153	
500 - 600,000	58,840	\$ 56,936,157,084	\$ 967,644	\$ 36,177,222,747	\$ 614,841	\$ 352,803	
600 - 700,000	35,015	\$ 40,160,939,900	\$ 1,146,964	\$ 25,431,127,608	\$ 726,292	\$ 420,671	
700 - 800,000	21,709	\$ 28,725,084,539	\$ 1,323,188	\$ 18,200,400,725	\$ 838,380	\$ 484,807	
800 - 900,000	14,020	\$ 21,063,180,674	\$ 1,502,367	\$ 13,345,103,464	\$ 951,862	\$ 550,505	
900 - 1,000,000	9,569	\$ 16,085,174,722	\$ 1,680,967	\$ 10,126,147,064	\$ 1,058,224	\$ 622,743	
> 1,000,000	40,372	\$ 132,283,076,618	\$ 3,276,604	\$ 83,907,598,075	\$ 2,078,361	\$ 1,198,243	
Totals	4,286,034	\$ 1,449,372,009,357	\$ 338,162	\$ 964,307,483,822	\$ 224,988	\$ 113,173	\$ 939,674,000
Assumptions:					SOH Diff:	\$ 485,064,525,535	
Turn-over Rate between HX properties:			5%			\$ 509,317,751,812	
Portability: Upsizing			70%				
Portability: Downsizing			30%				
Portability allowance:			20%				
Diminished effect of downsizing:			90%				
	SOH	Real Property					
2006	30.0%	15%		0.699			

2007	15.0%	10%					
2008	5.0%	7%					
2009	5.0%	7%					
2010	5.0%	7%					
2011	5.0%	7%					
2012	5.0%	7%					

	Taxing the first \$10,000	Granting an add'l \$5k per yr - total \$25k	Portability	Freezing SOH > 250K	Total Change
2007	\$ 1,282,850,000	\$ (20,788,745,000)	\$ (3,604,655,248)	\$ 28,566,635,187	\$ 5,456,084,939
2008	\$ 1,197,056,000	\$ (41,577,490,000)	\$ (7,387,790,575)	\$ 49,798,092,974	\$ 2,029,868,399
2009	\$ 1,111,262,000	\$ (62,237,544,000)	\$ (11,359,977,948)	\$ 64,587,199,124	\$ (7,899,060,824)
2010	\$ 1,025,468,000	\$ (83,154,980,000)	\$ (15,623,065,958)	\$ 73,347,148,990	\$ (24,405,428,968)
2011	\$ 939,674,000	\$ (102,978,542,500)	\$ (20,101,390,670)	\$ 98,790,712,897	\$ (23,349,546,274)
2012	\$ 939,674,000	\$ (102,978,542,500)	\$ (24,800,081,044)	\$ 121,128,445,131	\$ (5,710,504,413)

	Total Taxable Value REC - Oct 2005	Official REC Growth Rates	Change as % of Taxbase	New Taxable Value after Change	New Growth Rates after Change
2005	\$ 1,316,335,770,000	18.2%		\$ 1,316,335,770,000	
2006	\$ 1,566,322,070,000	19.0%		\$ 1,566,322,070,000	19.0%
2007	\$ 1,735,545,000,000	10.8%	0.3%	\$ 1,741,001,084,939	11.2%
2008	\$ 1,906,104,000,000	9.8%	0.1%	\$ 1,908,133,868,399	9.6%
2009	\$ 2,076,212,000,000	8.9%	-0.4%	\$ 2,068,312,939,176	8.4%
2010	\$ 2,242,828,000,000	8.0%	-1.1%	\$ 2,218,422,571,032	7.3%
2011	\$ 2,402,736,000,000	7.1%	-1.0%	\$ 2,379,386,453,727	7.3%
2012	\$ 2,552,646,000,000	6.2%	-0.2%	\$ 2,546,935,495,587	7.0%