Township of Little Falls
Analysis of 2009 Tax Impact

PROPERTY CLASS	No. OF ITEMS 2008	2008 ASSESSED VALUES	% OF TOTAL	No. OF ITEMS 2009	2009 ASSESSED VALUE	% OF TOTAL	INCR.	SHIFT
1. VACANT	172	$ 16,872,000	0.0233	159	$ 36,571,600	0.0193	2.17	-0.004
2.RESIDENTIAL	3,661	$ 542,293,100	0.7485	3,637	$ 1,389,754,500	0.7337	2.56	-0.015
3A. FARM (Reg)	-	$ -	0.0000	-	$ -	0.0000	0.00	0.000
3B. FARM (Qual)	-	$ -	0.0000	-	$ -	0.0000	0.00	0.000
4A.COMMERCIAL	174	$ 96,911,800	0.1338	201	$ 278,112,600	0.1468	2.87	0.013
4B.INDUSTRIAL	43	$ 28,454,700	0.0393	43	$ 69,482,900	0.0367	2.44	-0.003
4C.APARTMENT	9	$ 39,977,300	0.0552	10	$ 120,235,900	0.0635	0.00	0.008
TOTAL COMMERCIAL	226	$ 165,343,800	0.2282	254	$ 467,831,400	0.2470	2.83	0.019
GRAND TOTAL	4,059	$ 724,508,900	1.0000	4,050	$ 1,894,157,500	1.0000	2.61	0.000

CURRENT DATA (2008)

Current Tax Rate (2008) $5.018
Current Ratio 36.80%

PREDICTED 2009 TAX RATE

Current Tax Rate (2008) $5.018
Adjustment to Ratable Base 2.61

$5.018 Current Tax Rate) / 2.61 (adjustment to Ratable Base) = $ 1.92 Tax Rate* Based on 2008 Budget

PROFILE OF AVERAGE RESIDENTIAL PROPERTY

Average Residential Property (2008 Assessed Value)		2008 Tax Rate		Average 2008 Residential Tax
$148,100	X	$5.018	=	$7431.65

Average Residential Property (2009 Assessed Value)		2009 Estimated Tax Rate (No Budget Increase)		Average 2009 Residential Tax
$382,100	X	1.92	=	$7336.32
		Difference	=	minus $95.33

*The actual Tax Rate in 2009 will be based on the 2009 Budget

Note: Information is preliminary as of November 20, 2008 and subject to change before the final Tax List is submitted