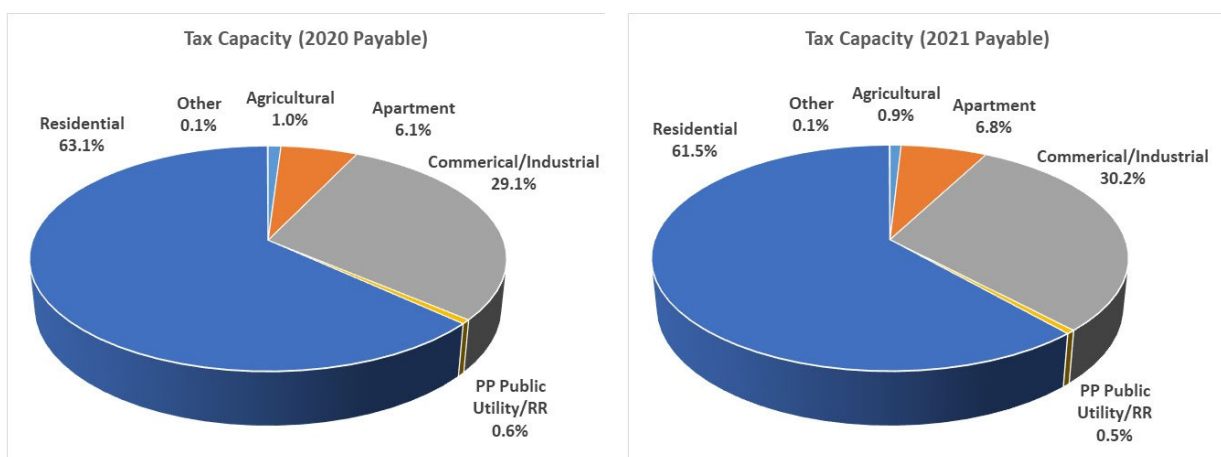


Estimated Market Value

Class	Payable 2020	Payable 2021	Change (%)
Agricultural	\$103,793,600	\$104,479,000	0.7%
Apartment	308,852,300	380,988,200	23.4%
Commercial/Industrial	1,471,217,600	1,682,420,000	14.4%
Public Utility/Railroad	29,725,500	29,725,500	0.0%
Residential	3,357,848,000	3,570,136,800	6.3%
Exempt	778,460,100	802,534,200	3.1%
Other	2,652,700	3,009,900	13.5%
Totals	\$6,052,549,800	\$6,573,293,600	8.6%

The city's estimated market value is at \$6.57 billion, which is an increase of \$520.7 million (8.6%) from last year. Apartment market value grew at the fastest rate, with double digit increases related to new growth as well as existing market values. Since 2018, spurred by growth the city has seen estimated market value increase by over \$1.4 billion (28.0%).

Taxable Capacity



The city levies a flat dollar for taxes which is spread amongst all taxable properties in proportion to their percentage of the total tax capacity of the city. Residential represents 61.5% of the city's tax capacity. The comparison of this chart to last year shows that residential properties will pay 1.6% less of the share of total city property taxes in 2021, with apartment and commercial properties paying a proportionate percentage more.

The total tax capacity of the city is estimated at \$59,106,628 compared to \$53,424,462 in 2020, which is an increase of \$5,682,166 (10.6%).