TAX CAPACITY AND MARKET VALUATION
OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
December 31, 2001

CITY OF MINNEAPOLIS, MINNESOTA
Table 4

(Dollar Amounts Expressed in Thousands)

Fiscal Year	Net Tax Capacity			Taxable Net Tax Capacity	Estimated Market Valuation	Ratio of Taxable Net Tax Capacity to Estimated Market Valuation
	Real Property	Personal Property	Total			
1992	$ 345,144	$ 8,595	$ 353,739	$ 298,127	$ 13,228,213	.0225:1
1993	316,448	7,956	324,404	279,553	12,762,454	.0219:1
1994	309,096	8,062	317,158	284,049	12,694,475	.0224:1
1995	310,044	10,059	320,103	282,816	12,833,264	.0220:1
1996	329,158	12,825	341,983	302,651	13,450,363	.0225:1
1997	311,743	10,837	322,580	278,387	14,215,582	.0196:1
1998	301,945	9,530	311,475	267,870	15,284,334	.0175:1
1999	318,674	9,615	328,289	281,161	16,980,768	.0166:1
2000	353,438	9,849	363,287	308,979	19,383,387	.0159:1
2001	274,914	5,809	280,723	237,591	23,162,298	.0103:1

(UNAUDITED)