Proposed Levy Tax Impact Analysis
Taxes Payable In 2027

Buffalo-Hanover-Montrose School District #877

November 9, 2026

Impact Analysis of Proposed 2027 Levy and Rates

Using Actual Levy Payable in 2026 as Base Year

Tax Impact on Various Classes of Property-School Portion Only	2026 Final Levy	2027 Proposed Levy	Difference From Prior Year
Residential Homestead Property			
$150,000	$ 474	$ 457	$ (17)
$200,000	$ 664	$ 641	$ (23)
$250,000	$ 855	$ 825	$ (30)
$300,000	$ 1,045	$ 1,008	$ (37)
$350,000	$ 1,235	$ 1,192	$ (43)
$400,000	$ 1,425	$ 1,376	$ (49)
Commercial/Industrial Property			
$150,000	$ 699	$ 675	$ (24)
$200,000	$ 984	$ 950	$ (34)
$250,000	$ 1,269	$ 1,225	$ (44)
$300,000	$ 1,554	$ 1,500	$ (54)
Agricultural Homestead Property			
$600,000.00 Ag Homestead+	$ 1,016	$ 963	$ (53)
$800,000.00 Ag Homestead+	$ 1,481	$ 1,412	$ (69)
$1,000,000.00 Ag Homestead+	$ 1,995	$ 1,908	$ (87)
$1,200,000.00 Ag Homestead+	$ 2,513	$ 2,408	$ (105)

Referendum revenue aid and levy based on an estimated 5,400.60 adjusted pupil units submitted to MDE by the school district

Includes all changes for Q Comp, LTFM, and debt service

Referendum market values are based on an estimated 5.50% average increase for Wright and Hennepin Counties for taxes payable in 2027

Net Tax Capacity values are based on an estimated 6.30% average decrease for Wright and Hennepin Counties for taxes payable in 2027