



Truth in Taxation Webinar

December 2025

*Data sourced from MDE, MN Dept of Revenue, MN House Research,
And Ehlers*



PUBLIC HEARING

**2025-26 Budget
& Proposed 2026
Property Taxes**

Long Prairie-Grey Eagle Public School

December 2025

Resources provided by



TODAY'S AGENDA

Factors Affecting Taxes

- Big Picture
- Your Property Classification and Value
- School District Factors Affecting Pay '26
- Putting it All Together and Questions



Big Picture



Why have a Truth in Taxation Meeting?

- **Truth in Taxation Law, passed in 1989 MS 275.065**
- **Two major requirements:**
 - 1. Tax Statements**

Counties must send out proposed property tax statements in November based on proposed tax levies set by all taxing jurisdictions (counties, cities, townships, school districts, etc.)
 - 2. Public Hearing**

Most taxing jurisdictions must hold a public hearing prior to certifying the final levy and discuss:

 - Payable 2026 levy
 - Fiscal year 2026 budget
 - Public comments

**This is the school district's
annual required hearing**



Who sets the School Levy?

Components of a District Tax Levy are either:

- **State Formula Set By Legislature**
 - General Education Formula, Operating Capital, Career & Technical, Reemployment, etc.
- **Voter Approved as Authorized by the State**
 - Operating Referendum or Building Bonds



How is my property tax determined?

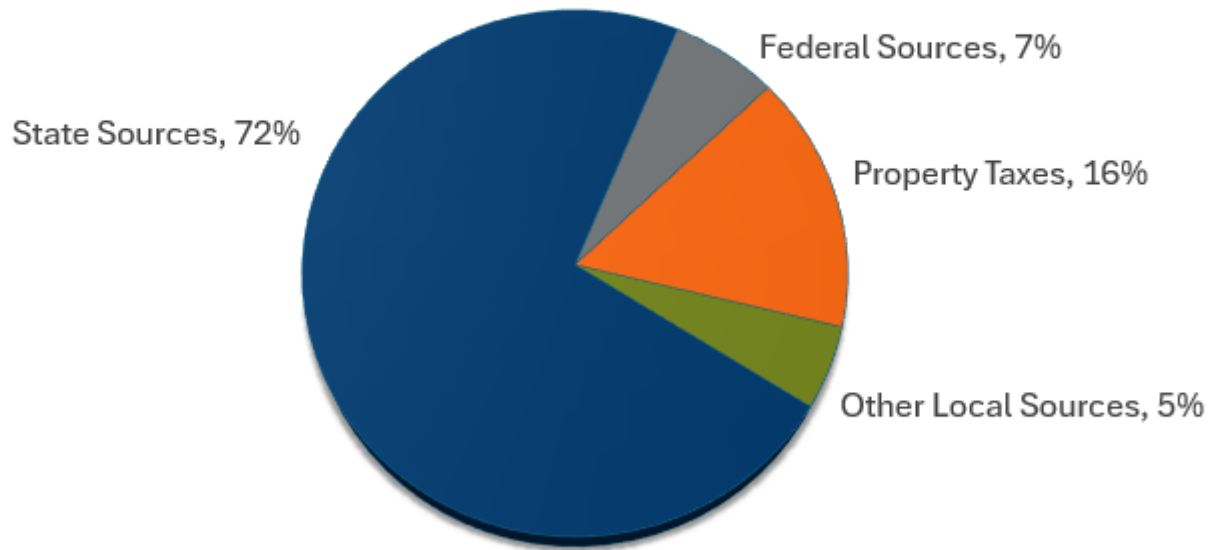
- County Assessor determines market value for each parcel of property.
- MN Legislature sets formulas for Tax Capacity. These formulas determine how the tax burden is split on different types of property (residential, commercial, ag, etc.).
- County Auditor calculates the tax capacity for each parcel based on the above.
- County Auditor divides the total levy by total tax capacity of the District to determine tax rate needed. Tax rate is multiplied by each property's tax capacity*.

*Certain levies are spread based on Market Value rather than tax capacity.



Sources of General Funds Across the State

**Sources of Funds - Statewide
Fiscal Year 2023-24**



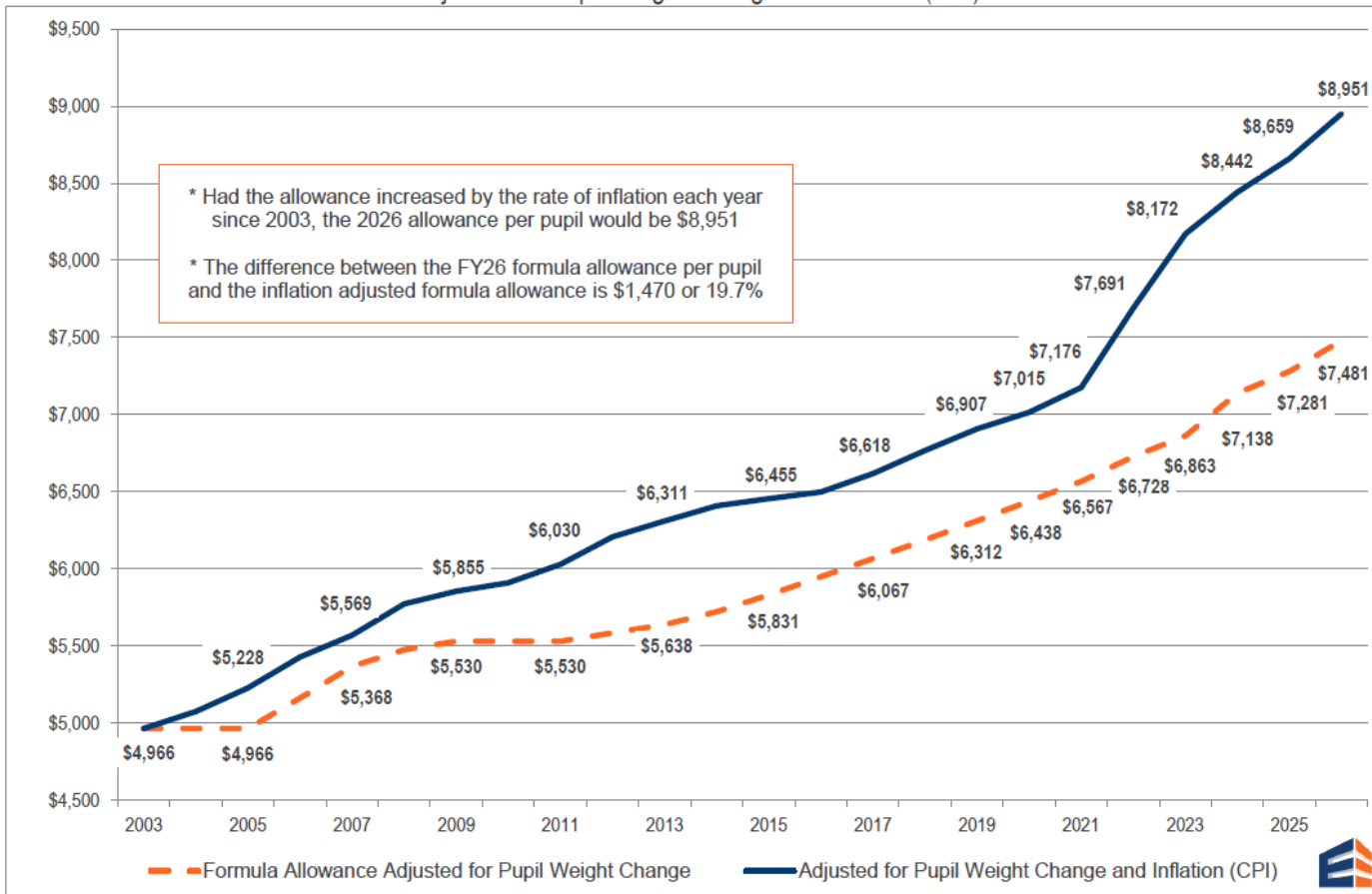
Source: MDE 2024 Consolidated Financial Report



Funding will trail inflation by \$1,470 per pupil in FY26

General Education Formula Allowance, 2003-2026

Adjusted for Pupil Weight Change and Inflation (CPI)

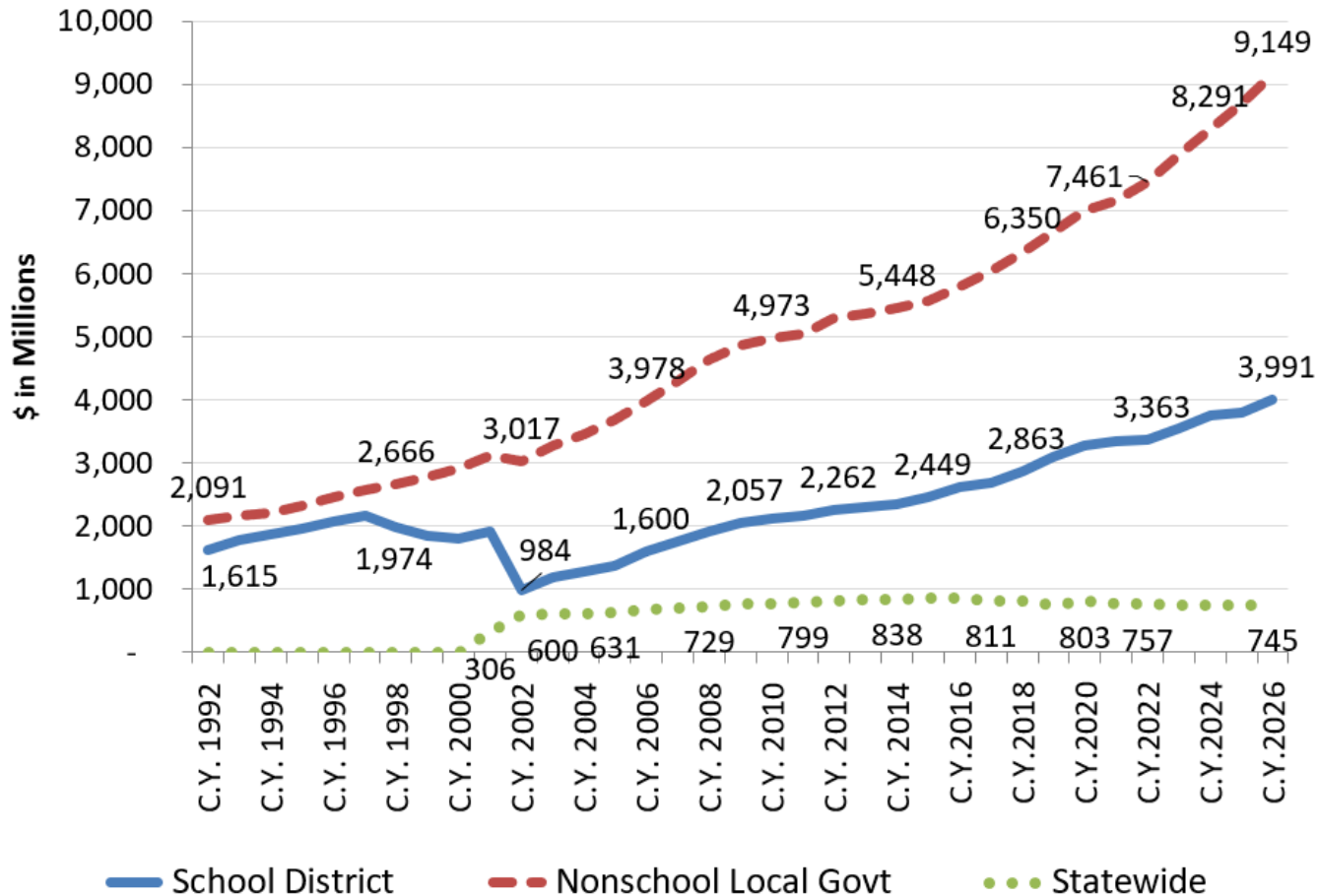


Source: MDE December 2024 CPI Inflation Estimates and Minnesota Laws 2023



Property Tax Levies: School vs Non School

Payable 1992-2026



Source: MDE



25-26 School Year Budget

Fund	Revenues	Expenses	Net
General	16,532,342	16,654,193	-121,851
Food Service	1,112,800	1,081,491	32,309
Community Education	774,496	882,072	-107,576
Construction	1,333,522	2,063,000	\$-729,478
TOTAL	19,753,160	20,680,756	-926,596

NOTE: These will be revised in 2026. Contract settlements and inflation factors are not reflected in these numbers.



25-26 School Year Budget

SCHOOL DISTRICT NOTE:

- General Education Aid is anticipated to be 10.5% local levy and 89.5% state aid
- There are no major changes in the school budget for the 25-26 school year



Know Your Valuation

- ☐ Property classification and market value
- ☐ Sent Spring 2025; cannot change value
- ☐ Watch for 2026 statement for 2027 in SPRING and where to appeal

TODD COUNTY
215 1ST AVE S. SUITE 201
LONG PRAIRIE, MN 56347-1378
APPTS PLEASE CALL 320-732-4469
BUDGET INFO: WWW.CO.TODD.MN.US

Legal Desc:
SECT-02 TWP-12B RANG-33
SE4 SW4
40.00 ACRES

40.00 ACRES
Property Address:
[REDACTED]

Your Proposed Property Tax for 2026

- THIS IS NOT A BILL - DO NOT PAY -

IMPORTANT INFORMATION IS PRINTED ON THE BACK OF THIS FORM

Property ID: [REDACTED]		VALUES AND CLASSIFICATION	
Step	Taxes Payable Year	2025	2026
1	Estimated Market Value:	460,300	473,800
	Homestead Exclusion:	12,260	12,593
	Other exclusions/deferrals:		
	Taxable Market Value:	448,040	461,207
	Property Class:	RES HSTD MAN FOREST	RES HSTD MAN FOREST

Step	PROPOSED TAX	
2	Property Taxes before credits:	4,098.75
	School building bond credit:	46.75
	Agricultural market value credit:	.00
	Other credits:	.00
	Property Taxes after credits:	4,052.00

Step	PROPERTY TAX STATEMENT
3	Will be mailed to you in Spring of 2026

Proposed Property Taxes and Meetings by Jurisdiction for Your Property			
Contact Information	Meeting Information	Actual 2025	Proposed 2026
TODD COUNTY COUNTY AUDITOR'S OFFICE 215 FIRST AVE S-SUITE 201 LONG PRAIRIE MN 56347	DECEMBER 2ND 2025 @ 6:00 P.M. RESERVATIONS ARE ENCOURAGED PLEASE CALL 320-732-4469	1,839.82	1,882.15
ROUND PRAIRIE ROUND PRAIRIE- BRIDGET MINKE 26036 COUNTY 48 LONG PRAIRIE MN 56347	BUDGET SET AT ANNUAL MEETING HELD IN MARCH OF 2025 QUESTIONS CALL TOWNSHIP BOARD	990.20	984.13
STATE GENERAL TAX		.00	.00
LONG PRAIRIE-GREY EAGLE 2753 #2753 LONG PRAIRIE GREY EAGLE 205 2ND ST SO LONG PRAIRIE, MN BUDGET INFO: CONTACT SCHOOL	DECEMBER 15, 2025 6:00 P.M. @ BOARD ROOM #209 205 2ND ST S LONG PRAIRIE MN WWW.LPGE.ORG		
SCHOOL VOTER APPROVED LEVIES		393.19	386.82
SCHOOL OTHER LOCAL LEVIES		759.30	795.44
SPECIAL TAXING DISTRICTS		3.49	3.46
TAX INCREMENT		.00	.00
TOTAL Excluding Special Assessments		3,986.00	4,052.00
Percent Change		1.6 %	

The time to provide feedback on
PROPOSED LEVIES is NOW

It is too late to appeal your value without going to Tax Court.

IMPORTANT INFORMATION IS PRINTED
ON THE BACK OF THIS FORM

Effective Tax Rates

Property Classification	2025
Farm	0.41%
Seasonal Rec	0.74%
Residential Homestead	1.15%
Apartment	1.43%
Public Utility	2.44%
Commercial-Industrial	2.90%

Source: MN Dept of Revenue



Share of Tax Liability

Property Classification	Market Value Share (2024 Assessment)	Share of Net Taxes (Payable in 2025)
Farms	20.0%	6.8%
Seasonal Rec Residential	4.0%	2.5%
Commercial and Industrial	11.4%	26.2%
Residential Homes	57.0%	54.8%
Other Residential	6.4%	7.5%

Source: MN Dept of Revenue



Share of Tax Liability LPGE

School District: Long Prairie-Grey Eagle
Assessment Year 2024 (Taxes Payable 2025)

	Market Value	Referendum Market Value	Net Tax Capacity*
	Percent of Total		
Residential Homestead	33.4%	59.6%	34.0%
Other Residential	7.5%	13.9%	8.7%
Commercial / Industrial	7.1%	11.4%	13.4%
Non Qualifying Agricultural	8.3%	14.8%	7.9%
Qualifying Agriculture	32.7%	0.0%	23.5%
Seasonal Recreational	11.0%	0.4%	12.6%
	- Operating Referendum - Local Optional Revenue - Equity & Transition 33% of Total Levy		All other school taxes including building bonds and Capital Project Levy 67% of Total Levy

Source: MN Dept of Revenue



Ag2School Ag & Rural Land Tax Credit

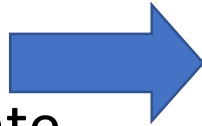
- Permanent law enacted in 2017
- Affects all existing Fund 7 debt levies, except OPEB bonds
- Reductions for farmers and timber owners
- Will remain at 70% in 2026
- The revenue for Ag2School comes from state income, sales and other tax revenue



Find Your Ag2School Credit

Tax Statement (sample)

- Calculated on each parcel statement
- Sum all parcels for total
- Because paid by state, it does not show up on Levy Certification
- Mailed by each county no later than March 31.



Tax Detail for Your Property:

<u>Taxes Payable Year:</u>	<u>2025</u>	<u>2026</u>
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$1,524.26
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$1,422.08	
<u>Property Tax and Credits</u>		
3. Property taxes before credits	\$1,422.08	\$1,524.26
4. Credits that reduce property taxes		
A. Agricultural and rural land credits	\$0.00	\$0.00
B. Taconite tax relief	\$0.00	\$0.00
C. Other credits	\$0.00	\$0.00
5. Property taxes after credits	\$1,422.08	\$1,524.26
<u>Property Tax by Jurisdiction</u>		
6. County	\$438.06	\$474.18
Regional Rail Authority	\$5.96	\$6.18
7. City or Town	\$273.79	\$302.06
8. State General Tax	\$0.00	\$0.00
9. School district		
A. Voter approved levies	\$289.35	\$296.68
B. Other local levies	\$340.11	\$364.60



Ag2School Ag Land Credit Pay '25

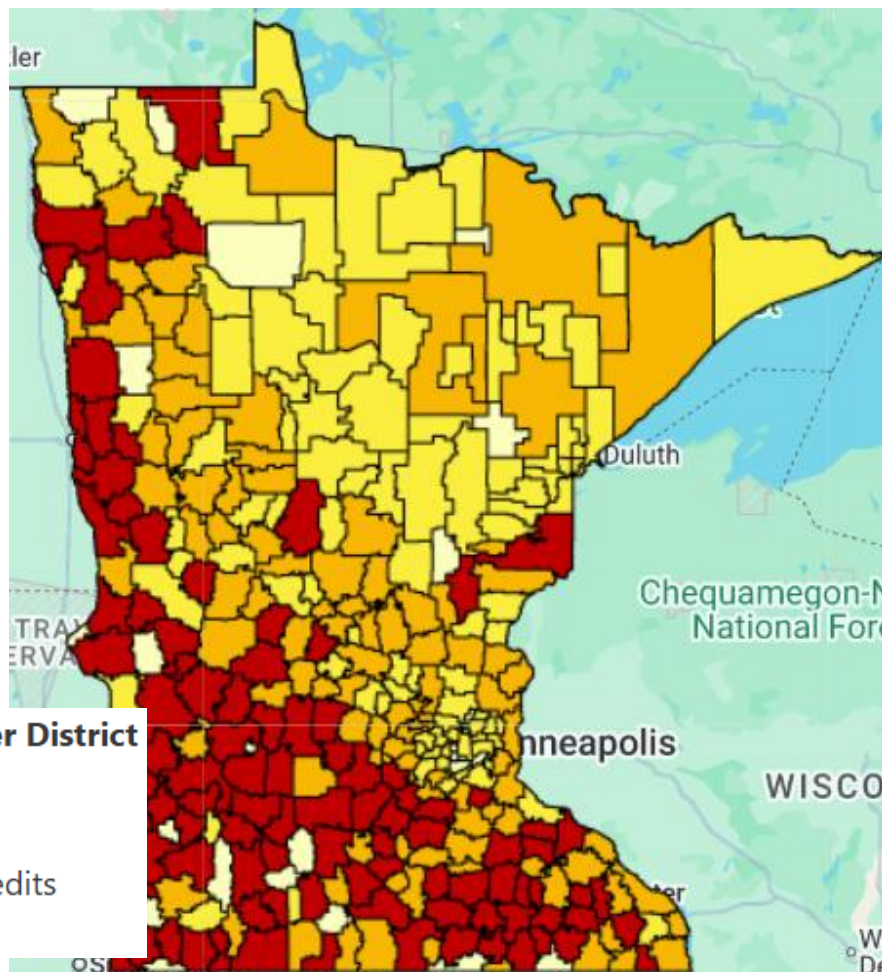
Medium of
Districts
receiving Ag
Credits -
\$222,869

Our District:
\$48,000

[View Interactive Map](#)

Ag2School Ag Land Credit Pay '25 per District

- No credits
- Less than \$140,000 in credits
- Between \$140,000 to \$380,000 in credits
- Greater than \$380,000 in credits



Source: MN Dept of Education



EQUALIZATION FACTORS FOR LOR & Operating Referendums

	LOR & Referendum Allowance Levels	Equalizing Factors
Tier 1 LOR	Up to \$300/pupil 65.2% Levy LPGE	\$880,000/RPU
Tier 2 LOR	\$300 up to \$724/pupil 85.4% Levy LPGE	\$671,345/RPU
Tier 1 Op Ref	Up to \$460/pupil All Levy	\$567,000/RPU
Tier 2 Op Ref	\$460 up to \$1,556.75/pupil	\$290,000/RPU

Ag Land and Seasonal Rec Properties are exempt from Op Ref and LOR levies.

Your School District Tax Levy

Possible reasons for changes to your parcel:

- Change in value or classification to your property
- Change in enrollment numbers
- Change in valuation of property in district

Equalization aid depends on district property wealth per pupil

- Local decisions and requirements
- Adjustment for prior years (estimate to actual)
- Legislative changes (Local Optional Revenue)



Referendum Picture FY '25

How does our district compare
in Operating Referendum
Revenue?

[MREA Maps \(mreavoice.org\)](http://mreavoice.org)

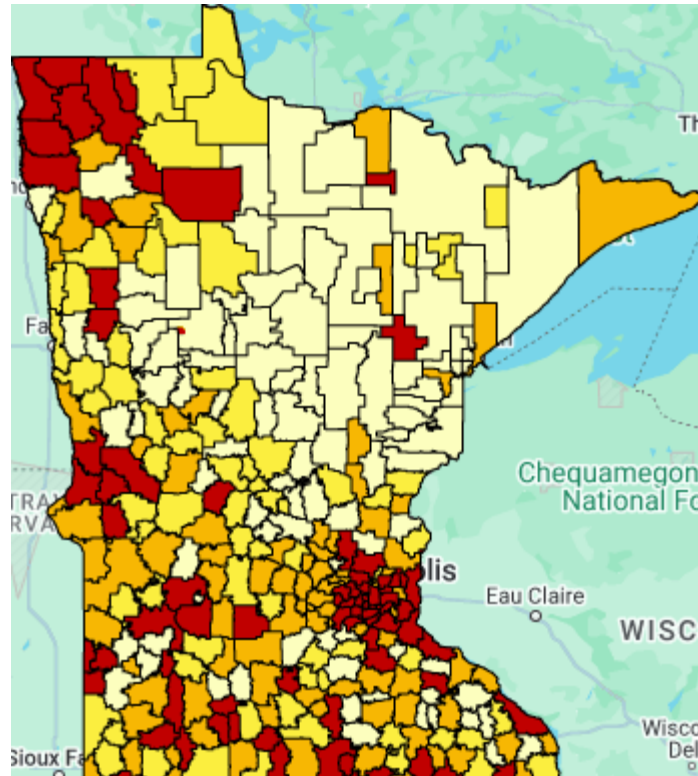
Our District:

\$458 per APU

Median district: \$513

**Upper Quartile of
Referendums** > \$1025

94 districts: \$0



District Operating Referendum per APU FY25

- No Operating Referendum
- Below District Median of \$513/Pupil
- Above District Median of \$513/Pupil
- Well Above Median/Pupil



FY '27 Property Wealth Picture for Operating Referendums & LOR

How does our district compare in Referendum Market Value per Residential Pupil Unit?

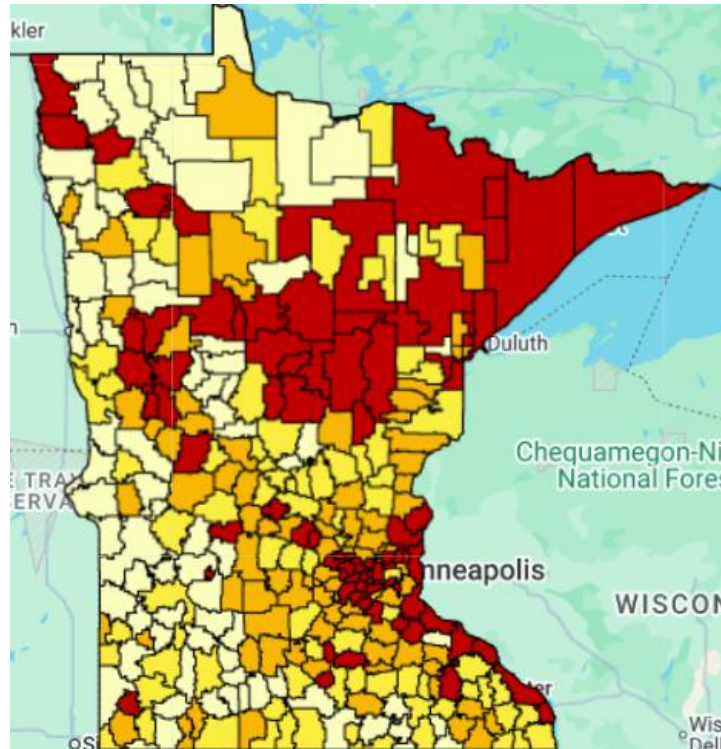
([View MREA Interactive Map](#))

Our District:

\$ 745,898 per RPU

Median District:

\$723,714/RPU



Referendum Market Value (RMV) per Referendum Pupil Units (RPU)

- Lowest Quartile of RMV/RPU
- Less than the Median RMV/RPU
- Greater than the Median RMV/RPU
- Greatest Quartile of RMV/RPU



Long-Term Facility Maintenance

Included in School Property Taxes for Pay '25

- School Board and MDE approved 10-year facility maintenance plan, including:
 - Project 1 — HVAC Project Secondary
 - Project 2 — Track and Field Renovation
- LTFM Revenue: \$ \$1,007,550.44
 - State share (Aid): \$ 126,212.54
 - Local share (levy): \$ 8881,337.90
- Reflected in “Proposed Property Tax Notice” under “Other Levies”



Comparisons to other Districts

Included in School Property Taxes for Pay '25

Pay 2025 Tax Levies for Residential Homestead
Homestead Value = \$250,000

	LONG PRAIRIE- GREY EAGLE SCHOOL DIST	OSAKIS PUBLIC SCHOOL DISTRICT	BROWERVILLE PUBLIC SCHOOL DISTRICT	SAUK CENTRE PUBLIC SCHOOL DISTRICT	LITTLE FALLS PUBLIC SCHOOL DISTRICT	SWANVILLE PUBLIC SCHOOL DISTRICT
Total Est. School Tax	\$700	\$855	\$1,014	\$1,319	\$690	\$1,042
Categorical levies that are eligible for board approval. <i>Operating capital, LTFM, community ed, CTE, lease, and many others.</i>	\$129	\$112	\$77	\$161	\$161	\$148
Board approved debt	\$125	\$0	\$251	\$188	\$73	\$311
Voter approved bonds and capital projects levy.	\$118	\$306	\$480	\$316	\$89	\$66
Categorical levies that are eligible for board approval. <i>Local Optional, Equity, Transition</i>	\$201	\$437	\$206	\$262	\$287	\$317
Voter approved operating referendum levy.	\$126	\$0	\$0	\$392	\$81	\$199

The tax calculator is intended for illustrative and informational purposes only. The calculations are based on tax rates shown on the "School Tax Report - 2024 Payable 2025" provided by Minnesota Department of Education. The figures shown above represent the estimated tax school district taxes for residential homestead property for taxes payable in 2025. The calculations are based on current property tax laws. The tax impacts do not include property taxes for other taxing jurisdictions. The calculation does not take into account any other applicable property tax refunds or deferrals for which a taxpayer may be qualified, or consider future potential changes in district wide property values, individual homeowner reassessment, state law changes and other factors.



Proposed Pay '26 Levy

CERTIFICATION FOR Long Prairie-Grey Eagle

Fund	Pay '26 Levy	Increase/ (Decrease) from Pay '25	Percent Change
General	1,963,630	162,176.55	9%
Community Education	92,896	14,498	18.5%
General Debt Service	1,530,557	64,820	4.4%
OPEB Debt Service	0	0	0
TOTAL	3,587,084	\$241,495	7.2%

Ag2School 70% Credit of \$48,000 offsets the General Debt Service Levy for famers and timber landowners



More Information

State of Minnesota for Property Tax Relief

1-800-652-9094

County Auditor

215 1st Ave S

Auditor/Treasurer's Office Phone: 320-732-4469
Email: denise.gaida@co.todd.mn.us

School District Contact

Daniel Ludvigson

The Superintendent of Long Prairie-Grey Eagle

320-732-3605

dlduvigson@lpge.k12.mn.us

Sherri Evenson

The Business Manager of Long Prairie-Grey Eagle

320-732-3602

sevenson@lpge.k12.mn.us



QUESTIONS?

Thank You.

