

**PRELIMINARY ANALYSIS - FOR DISCUSSION ONLY**

**Buffalo-Hanover-Montrose School District #877**  
**Analysis of Impact of Proposed 2012 Tax Levy and Rates**  
**Using Final Levy Payable in 2011 as Base Year**

<b>Tax Rate Calculations Used for Truth in Taxation Notices</b>	<b>2011 Final Levy</b>	<b>2012 Projected Levy</b>
Net Levy on RMV	\$ 3,529,212	\$ 3,253,491
Referendum Market Value-JOBZ Exempt**	\$ 2,564,340,650	\$ 2,480,592,383
<b>Total RMV Tax Rate</b>	<b>0.13763%</b>	<b>0.13116%</b>
Net Levy on NTC	\$ 9,652,937	\$ 9,715,502
Tax Rate Determination Value -JOBZ Exempt***	\$ 30,210,896	\$ 27,682,871
<b>Total NTC Tax Rate</b>	<b>31.9518%</b>	<b>35.0957%</b>

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<b>Tax Impact on Various Classes of Property-School Portion Only</b>	<b>2011 Final Levy Before Market Value Credits</b>	<b>2012 Projected Levy After Market Value Credit Change****</b>
Residential Homestead Property		
\$150,000	\$ 686	\$ 640
\$200,000	\$ 914	\$ 897
\$250,000	\$ 1,143	\$ 1,154
\$300,000	\$ 1,371	\$ 1,410
\$350,000	\$ 1,600	\$ 1,667
\$400,000	\$ 1,829	\$ 1,924
Commercial/Industrial Property		
\$75,000	\$ 463	\$ 493
\$100,000	\$ 617	\$ 658
\$150,000	\$ 925	\$ 986
\$250,000	\$ 1,702	\$ 1,819
Agricultural Homestead Property		
\$400,000.00 Ag Homestead+	\$ 1,234	\$ 1,248
\$600,000.00 Ag Homestead+	\$ 1,553	\$ 1,599
\$800,000.00 Ag Homestead+	\$ 1,873	\$ 1,950
\$1,000,000.00 Ag Homestead+	\$ 2,654	\$ 2,301

\*\*Referendum revenue aid and levy based on an estimated 6,890.93 RMCPU submitted to MDE by the school district

\*\*Referendum market values based on an estimated 3.27% average decrease for Wright and Hennepin Counties for taxes payable in 2012

\*\*\*Net Tax Capacity values are based on an estimated 4.64% average decrease for Wright and Hennepin Counties for taxes payable in 2012

\*\*\*\*Market Value Credit was replaced by the Market Value Exclusion for Taxes Payable in 2012

+A value of \$200,000.00 was assumed for the house, garage, and one acre for Ag Homestead Property