

**PRELIMINARY ESTIMATES PRIOR TO THE ELECTION**

**Greenbush-Middle River School District, ISD 2683**

**Analysis of Tax Impact for Potential Referendum Levy**

July 21, 2021

Year Taxes are Payable	Question 1			Question 2
	2021	2022		2022
	Expiring Authority	Renewed Authority	NET CHANGE	New Authority
Est. Adjusted Pupil Units (APU)	276.40	240.40	-36.00	240.40
Revenue per Pupil Unit	-\$506.05	\$506.05	\$0.00	\$700.00
Estimated Change in Referendum Revenue	-\$139,872	\$125,298	-\$14,574	\$164,636
Estimated Market Value Tax Rate	-0.06934%	0.06119%	-0.00815%	0.14257%

Type of Property	Estimated Market Value	Estimated Taxes for Referendum Levy Only*			
	\$50,000	-\$35	\$31	-\$4	\$71
	75,000	-52	46	-6	107
	100,000	-69	61	-8	143
	125,000	-87	76	-11	178
	150,000	-104	92	-12	214
Residential	175,000	-121	107	-14	249
Homesteads,	200,000	-139	122	-17	285
Apartments,	225,000	-156	138	-18	321
and Commercial-	250,000	-173	153	-20	356
Industrial Property	275,000	-191	168	-23	392
	300,000	-208	184	-24	428
	325,000	-225	199	-26	463
	350,000	-243	214	-29	499
	375,000	-260	229	-31	535
	400,000	-277	245	-32	570
	425,000	-295	260	-35	606
	450,000	-312	275	-37	642
	475,000	-329	291	-38	677
	500,000	-347	306	-41	713
	550,000	-381	337	-44	784

\* The amounts in the table are based on school district taxes for the referendum levy only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the Minnesota Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This may change the net effect of the referendum levy for those property owners.

**NOTE: Agricultural property will pay taxes for the proposed referendum based only on the value of the house, garage and one acre. Seasonal recreational residential property (i.e., cabins) will pay no taxes for the proposed referendum.**