

**PRELIMINARY INFORMATION - FOR DISCUSSION ONLY**

**Buffalo-Hanover-Montrose Public Schools, ISD 877**

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

July 17, 2018

Year Taxes are Payable	2019	2019	
	Revoked Authority	Proposed Authority	NET CHANGE
Operating Referendum Revenue per Pupil Unit	-\$119.87	\$1,069.87	\$950.00
Estimated Change in Op. Referendum Revenue	-\$745,771	\$6,656,196	\$5,910,425
Estimated Market Value Tax Rate	-0.01117%	0.20290%	0.17442%

Type of Property	Estimated Market Value	Estimated Taxes for Referendum Levy Only*		
	\$100,000	-\$11	\$185	\$174
	125,000	-14	232	218
	150,000	-17	279	262
	175,000	-20	325	305
	200,000	-22	371	349
Residential	225,000	-25	417	392
Homesteads,	250,000	-28	464	436
Apartments,	300,000	-34	557	523
and Commercial-	350,000	-39	649	610
Industrial Property	400,000	-45	743	698
	450,000	-50	835	785
	500,000	-56	928	872
	600,000	-67	1,114	1,047
	700,000	-78	1,299	1,221
	800,000	-89	1,484	1,395
	900,000	-101	1,671	1,570
	1,000,000	-112	1,856	1,744
	1,250,000	-140	2,320	2,180
	1,500,000	-168	2,784	2,616
	2,000,000	-223	3,711	3,488

\* Amounts in table are based on school district taxes for the operating 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. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the referendum levy for many 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.**