

PRELIMINARY ANALYSIS - FOR DISCUSSION ONLY

<b>Buffalo-Hanover-Montrose School District #877</b>		11/8/2012
<b>Analysis of Impact of Proposed 2013 Tax Levy and Rates Using Final Levy Payable in 2012 as Base Year</b>		
<b>Tax Rate Calculations Used for Truth in Taxation Notices</b>	2012 Final Levy	2013 Projected Levy
Net Levy on Referendum Market Value	\$ 3,253,491	\$ 3,109,816
Total Referendum Market Value**	\$ 2,478,854,150	\$ 2,300,893,015
<b>Total RMV Tax Rate (applied to Estimated Market Value)</b>	<b>0.13125%</b>	<b>0.13516%</b>
Net Levy on Net Tax Capacity	\$ 9,715,502	\$ 9,504,546
Net Tax Capacity Value***	\$ 27,627,448	\$ 25,798,522
<b>Total NTC Tax Rate (applied to Taxable Market Value)</b>	<b>35.1661%</b>	<b>36.8414%</b>
<b>Buffalo-Hanover-Montrose School District #877</b>		November 8, 2012
<b>Analysis of Impact of Proposed 2013 Tax Levy and Rates Using Final Levy Payable in 2012 as Base Year</b>		
<b>Tax Impact on Various Classes of Property-School Portion Only</b>	2012 Final Levy After Market Value Credit Change****	2013 Projected Levy
Residential Homestead Property		
\$100,000	\$384	\$ 400
\$150,000	\$641	\$ 668
\$186,300	\$827	\$ 862
\$200,000	\$898	\$ 936
\$300,000	\$1,413	\$ 1,473
\$400,000	\$1,927	\$ 2,010
Commercial/Industrial Property		
\$75,000	\$494	\$ 516
\$100,000	\$659	\$ 688
\$150,000	\$988	\$ 1,032
\$250,000	\$1,823	\$ 1,904
Agricultural Homestead Property		
\$400,000.00 Ag Homestead+	\$1,250	\$ 1,305
\$600,000.00 Ag Homestead+	\$1,601	\$ 1,673
\$800,000.00 Ag Homestead+	\$1,953	\$ 2,042
\$1,000,000.00 Ag Homestead+	\$2,305	\$ 2,410
**Referendum market values based on an estimated 7.18% average decrease for Wright and Hennepin Counties for taxes payable in 2013 ***Net Tax Capacity values are based on an estimated 6.62% average decrease for Wright and Hennepin Counties for taxes payable in 2013 ****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 1 acre for Ag Hstd Property		