

**PRELIMINARY ESTIMATES - FOR DISCUSSION ONLY**

**Greenbush - Middle River, ISD 2683**

December 16, 2021

**Analysis of Tax Impact for Potential Abatement Bond**

<b>Bond Issue Amount</b>	<b>\$150,000</b>	<b>\$150,000</b>
<b>Average Interest Rate</b>	<b>1.50%</b>	<b>2.00%</b>
<b>Number of Years</b>	<b>5</b>	<b>10</b>

Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable in 2023*	
Residential Homestead	\$70,000	\$4	\$2
	80,000	5	3
	90,000	6	4
	100,000	7	4
	125,000	10	6
	150,000	13	7
	175,000	16	9
	200,000	19	11
	300,000	30	17
Commercial/Industrial	400,000	41	24
	\$50,000	\$8	\$4
	100,000	15	9
	250,000	44	25
Agricultural Homestead** (average value per acre of land & buildings)	500,000	95	55
	\$1,000	\$0.02	\$0.01
	2,000	0.03	0.02
	3,000	0.05	0.03
Agricultural Non-Homestead** (average value per acre of land & buildings)	4,000	0.06	0.04
	\$1,000	\$0.03	\$0.02
	2,000	0.06	0.04
	3,000	0.09	0.05
	4,000	0.12	0.07

\* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for those property owners.

\*\* For all agricultural property, estimated tax impact for 2023 includes a 70% reduction due to the School Building Bond Agricultural Credit. Average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than \$1.9 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.