

**PRELIMINARY ANALYSIS - FOR DISCUSSION ONLY**

**Buffalo-Hanover-Montrose School District #877**

**September 21, 2017**

**Analysis of Impact of Proposed 2018 Tax Levy and Rates**

**Final Tax Statement Estimates**

**Using Final Levy Payable in 2017 as Base Year**

Tax Impact on Various Classes of Property-School Portion Only	2017	2018	
	Final Projected Levy	Final Projected Levy	Difference
Residential Homestead Property			
\$100,000	\$ 359	\$ 364	\$ 6
\$150,000	\$ 599	\$ 607	\$ 8
\$200,000	\$ 840	\$ 850	\$ 10
\$210,000	\$ 888	\$ 898	\$ 10
\$300,000	\$ 1,321	\$ 1,335	\$ 14
\$400,000	\$ 1,802	\$ 1,820	\$ 18
Commercial/Industrial Property			
\$75,000	\$ 462	\$ 464	\$ 2
\$100,000	\$ 616	\$ 618	\$ 3
\$105,000	\$ 647	\$ 649	\$ 3
\$250,000	\$ 1,704	\$ 1,708	\$ 5
Agricultural Homestead Property			
\$400,000.00 Ag Homestead+	\$ 1,169	\$ 1,174	\$ 6
\$600,000.00 Ag Homestead+	\$ 1,497	\$ 1,499	\$ 2
\$800,000.00 Ag Homestead+	\$ 1,825	\$ 1,824	\$ (2)
\$1,000,000.00 Ag Homestead+	\$ 2,154	\$ 2,148	\$ (6)

\*\*Referendum revenue aid and levy based on an estimated 6,297.30 adjusted pupil units submitted to MDE by the school district

\*Includes all changes for Q Comp, LTFM, and debt service

-Referendum market values are based on an estimated 5.00% average increase for Wright and Hennepin Counties for taxes payable in 2018

-Net Tax Capacity values are based on an estimated 5.00% average increase for Wright and Hennepin Counties for taxes payable in 2018

+A value of \$200,000.00 was assumed for the house, garage, and 1 acre for Ag Homestead Property