

Greenbush - Middle River District No. 2683

Estimated Tax Impact of Potential Capital Project Levy
Calendar 2017 Election

July 27, 2017

	Capital Project Levy Options		
Annual Revenue for FY 2018-19	\$300,000	\$400,000	\$500,000
Estimated Tax Capacity Rate Payable 2018	10.552%	14.069%	17.587%

Type of Property	Estimated Market Value	Estimated Pay 2018 Tax Impact *		
Residential Homestead	\$50,000	\$32	\$43	\$54
	75,000	48	65	81
	100,000	77	103	129
	150,000	136	181	226
	200,000	195	259	324
	250,000	253	338	422
	300,000	312	416	520
	350,000	371	494	618
Commercial/Industrial	500,000	538	718	897
	\$50,000	\$81	\$108	\$135
	100,000	161	215	269
	200,000	350	466	583
	300,000	565	753	942
Agricultural** Homestead (average value per acre of land & buildings)	500,000	996	1,327	1,659
	\$3,000	\$1.61	\$2.15	\$2.69
	4,000	2.15	2.87	3.59
	5,000	2.69	3.59	4.48
Agricultural** Non-Homestead (average value per acre of land & buildings)	6,000	3.23	4.31	5.38
	7,000	3.77	5.02	6.28
	\$3,000	\$3.23	\$4.31	\$5.38
	4,000	4.31	5.74	7.18
Seasonal Recreational Residential	5,000	5.38	7.18	8.97
	6,000	6.46	8.61	10.76
	7,000	7.53	10.05	12.56
	\$50,000	\$54	\$72	\$90
	75,000	81	108	135
Seasonal Recreational Residential	100,000	108	144	179
	150,000	161	215	269
	250,000	269	359	448
	500,000	538	718	897

* The figures in the table are based on school district taxes for the proposed capital project levy only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax 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 tax increase for many property owners.

** Average value per acre is the total assessed value of all land & buildings divided by total acres. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead. If you own more than \$1.94 million of agricultural homestead property, call Ehlers at 1-800-552-1171 or email MNSchools@ehlers-inc.com for an individualized estimate.

NOTE: Capital Project Levy Tax Rate to Include on

Ballot: **10.763%** **14.351%** **17.938%**