

**PRELIMINARY INFORMATION - FOR DISCUSSION ONLY**

**Eden Valley-Watkins School District No. 463**

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

**July 31, 2015**

Year Taxes are Payable	2016	2017	
	Expired Authority	Proposed Authority	NET CHANGE
Revenue per Pupil Unit	-\$307.80	\$307.80	\$0.00
Est. Net Change in Ref. Rev.	-\$320,654	\$323,928	\$3,274
Est. Market Value Tax Rate	-0.04213%	0.04230%	0.00017%

Type of Property	Estimated Market Value	Estimated Taxes for Referendum Levy Only*		
	\$50,000	-\$21	\$21	\$0
	75,000	-32	32	0
	100,000	-42	42	0
	125,000	-53	53	0
	150,000	-63	63	0
	175,000	-74	74	0
	200,000	-84	85	1
	225,000	-95	95	0
Residential	250,000	-105	106	1
Homesteads,	275,000	-116	116	0
Apartments,	300,000	-126	127	1
and Commercial-	325,000	-137	137	0
Industrial Property	350,000	-147	148	1
	375,000	-158	159	1
	400,000	-169	169	0
	425,000	-179	180	1
	450,000	-190	190	0
	475,000	-200	201	1
	500,000	-211	212	1
	550,000	-232	233	1

\* The figures in the table are based on school district taxes for the 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.**