

**Virginia School District No. 706**

**Analysis of Possible Tax Impact for Debt Service Levies**

April 28, 2014

Bond Issue Amount Number of Years	Virginia Facilities Options					Shared Facility
	\$5,000,000 20	\$35,000,000 20	\$40,000,000 20	\$50,000,000 20	\$65,000,000 20	\$108,000,000 20
Tax Capacity Rate Payable 2015 With Bond Issue (After Taconite Distribution) Without Bond Issue	19.83% 10.21%	55.78% 10.21%	59.40% 10.21%	66.53% 10.21%	77.27% 10.21%	10.21% 10.21%
Tax Increase	9.62%	45.57%	49.19%	56.32%	67.06%	0.00%

Type of Property	Estimated Market Value	Est. Increase in Annual Debt Service Taxes if Bond Issue is Approved*					Est. Annual Tax Increase *
Residential Homestead	\$50,000	\$29	\$137	\$148	\$169	\$201	\$0
	60,000	35	164	177	203	241	0
	70,000	40	191	207	237	282	0
	80,000	48	228	246	281	335	0
	90,000	59	277	299	343	408	0
	100,000	69	327	353	404	481	0
	125,000	95	451	487	558	664	0
	150,000	121	575	621	711	847	0
	200,000	174	824	889	1,018	1,212	0
	250,000	226	1,072	1,157	1,325	1,578	0
300,000	279	1,320	1,425	1,632	1,943	0	
Commercial/ Industrial	\$50,000	\$72	\$342	\$369	\$422	\$503	\$0
	100,000	144	684	738	845	1,006	0
	250,000	409	1,937	2,091	2,394	2,850	0
	500,000	890	4,215	4,550	5,210	6,203	0
	1,000,000	1,852	8,772	9,469	10,842	12,909	0
Agricultural Homestead **	\$200,000	\$117	\$555	\$599	\$686	\$817	\$0
	400,000	213	1,011	1,091	1,249	1,487	0
	600,000	310	1,466	1,583	1,812	2,158	0
	800,000	406	1,922	2,075	2,375	2,828	0
	1,000,000	502	2,378	2,567	2,939	3,499	0
Agricultural Non-Homestead (dollars per acre)	\$2,000	\$1.92	\$9.11	\$9.84	\$11.26	\$13.41	\$0.00
	3,000	2.89	13.67	14.76	16.90	20.12	0.00
	4,000	3.85	18.23	19.68	22.53	26.82	0.00
	5,000	4.81	22.79	24.60	28.16	33.53	0.00
	7,000	6.73	31.90	34.43	39.42	46.94	0.00
Seasonal Recreational Residential	75,000	\$72	\$342	\$369	\$422	\$503	\$0
	100,000	96	456	492	563	671	0
	150,000	144	684	738	845	1,006	0
	200,000	192	911	984	1,126	1,341	0
	300,000	289	1,367	1,476	1,690	2,012	0
	400,000	385	1,823	1,968	2,253	2,682	0
500,000	481	2,279	2,460	2,816	3,353	0	

\* The figures 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 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 effect of the proposed bond issue for many property owners.

\*\* For agricultural homestead property, a value of \$100,000 was assumed for the house, garage, and one acre.