

**PRE-ELECTION ESTIMATES**

**Sebek Public School District No. 820**

Analysis of Tax Impact for Potential Bond Issue

June 28, 2017

<b>Election</b>	<b>August 8, 2017</b>
<b>Bond Issue Amount</b>	<b>\$12,515,000</b>
<b>Estimated Project Cost</b>	<b>\$12,401,513</b>
<b>Number of Years</b>	<b>20</b>
<b>Estimated Tax Capacity Rate Increase</b>	<b>31.91%</b>

<b>Type of Property</b>	<b>Estimated Market Value</b>	<b>Estimated ANNUAL Tax Impact Payable 2018*</b>	<b>Estimated MONTHLY Tax Impact Payable 2018*</b>
Residential Homestead	\$50,000	\$96	\$8
	60,000	115	10
	70,000	134	11
	80,000	159	13
	90,000	194	16
	100,000	229	19
	125,000	316	26
	150,000	403	34
	175,000	490	41
200,000	577	48	
Commercial/Industrial	\$50,000	\$239	\$20
	100,000	479	40
	150,000	718	60
	200,000	1,037	86
Agricultural Homestead** (average value per acre of land & buildings)	\$1,000	\$0.96	\$0.08
	1,250	1.20	0.10
	1,500	1.44	0.12
	1,750	1.68	0.14
2,000	1.91	0.16	
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$1,000	\$1.91	\$0.16
	1,250	2.39	0.20
	1,500	2.87	0.24
	1,750	3.35	0.28
2,000	3.83	0.32	
Seasonal Recreational Residential	\$50,000	\$160	\$13
	75,000	239	20
	100,000	319	27
	150,000	479	40
200,000	638	53	

\* Estimated tax impact includes principal and interest payments on the new bonds. 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 Homeowner's 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 proposed bond issue for many property owners.

\*\* Estimated tax impact includes 40% reduction due to the School Building Bond Agricultural Credit. 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.