

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Brainerd School District, No. 181

Analysis of Tax Impact for Potential Financing

December 19, 2017

	Question 1	Question 2	Question 3	All Questions
Voter Approved School Building Bond Amount	\$68,360,000	\$69,350,000	\$8,000,000	\$145,710,000
Project Amount, Including all Financing Sources	\$104,000,000	\$93,000,000	\$8,000,000	\$205,000,000
Number of Years	25	25	25	

Type of Property	Estimated Market Value	Estimated Tax Increase, Pay 18 to Pay 19 *				
		Annually	Annually	Annually	Annually	Monthly
Residential Homestead	\$50,000	\$8	\$9	\$3	\$20	\$2
	75,000	12	13	4	29	2
	100,000	19	21	6	47	4
	125,000	27	29	9	65	5
	156,200	36	39	12	87	7
	175,000	42	45	14	100	8
	200,000	49	53	16	118	10
	250,000	64	69	21	153	13
	300,000	79	85	25	189	16
400,000	108	117	35	260	22	
Commercial/Industrial	\$50,000	\$20	\$22	\$7	\$49	\$4
	100,000	41	44	13	98	8
	219,900	99	107	32	238	20
	500,000	251	271	81	603	50
	1,000,000	522	564	169	1,255	105
Agricultural Homestead ** (average value per acre of land and buildings)	\$2,000	\$0.19	\$0.18	\$0.08	\$0.39	\$0.03
	3,000	0.28	0.26	0.12	0.59	0.05
	4,000	0.37	0.35	0.15	0.78	0.07
	5,000	0.47	0.44	0.19	0.98	0.08
	6,000	0.56	0.53	0.23	1.17	0.10
Agricultural Non-Homestead** (average value per acre of land and buildings)	\$2,000	\$0.37	\$0.35	\$0.15	\$0.78	\$0.07
	3,000	0.56	0.53	0.23	1.17	0.10
	4,000	0.75	0.70	0.31	1.56	0.13
	5,000	0.94	0.88	0.39	1.96	0.16
	6,000	1.12	1.05	0.46	2.35	0.20
Seasonal Recreational	75,000	\$20	\$22	\$7	\$49	\$4
	100,000	27	29	9	65	5
	202,000	55	59	18	132	11
	350,000	95	103	31	228	19
	500,000	136	147	44	326	27

* Estimated tax increase includes principal and interest payments on the new bonds. The figures in the table are based on school district taxes for debt service and lease 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.

** For agricultural property, 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.