

**PRE-ELECTION ESTIMATES**

**Pierz School District No. 484**

Analysis of Tax Impact for Potential Bond Issue  
April 10, 2018 Election

January 22, 2018

<b>Bond Issue Amount</b>	<b>\$9,995,000</b>
<b>Estimated Project Cost</b>	<b>\$9,718,684</b>
<b>Number of Years</b>	<b>20</b>
<b>Average Interest Rate</b>	<b>3.40%</b>

Type of Property	Estimated Market Value	Estimated Pay 2019 Tax Impact*
Residential Homestead	\$50,000	\$39
	75,000	59
	100,000	94
	125,000	130
	132,000	140
	150,000	165
	175,000	201
	200,000	237
	250,000	308
	300,000	380
Commercial/ Industrial	\$50,000	\$98
	100,000	197
	136,000	267
	250,000	557
	500,000	1,212
Agricultural Homestead** (average value per acre of land & buildings)	\$1,500	\$0.59
	2,100	0.83
	2,500	0.98
	3,000	1.18
	3,500	1.38
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$1,500	\$1.18
	2,100	1.65
	2,500	1.97
	3,000	2.36
	3,500	2.75
Seasonal Recreational Residential	\$50,000	\$66
	100,000	131
	154,000	202
	300,000	393
	400,000	524
	500,000	655

\* 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.