

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Crookston School District No. 593

**Analysis of Tax Impact for Potential Bond Issue
February 14, 2023 Election**

November 8, 2022

Bond Issue Amount	\$4,965,000
Project Cost	\$4,680,000
Average Interest Rate	4.75%
Number of Years	14

Type of Property	Estimated Market Value	Estimated Impact on Taxes Payable in 2024*
Residential Homestead	\$50,000	\$5
	75,000	8
	100,000	13
	125,000	18
	150,000	23
	175,000	28
	200,000	33
	250,000	43
	300,000	52
	350,000	62
Commercial/ Industrial	400,000	72
	\$50,000	\$14
	100,000	27
	250,000	77
	500,000	167
1,000,000	348	
Agricultural Homestead** (average value per acre of land & buildings)	\$3,000	\$0.08
	4,000	0.11
	5,000	0.14
	6,000	0.16
	7,000	0.19
Agricultural Non-Homestead** (average value per acre of land & buildings)	8,000	0.22
	\$3,000	\$0.16
	4,000	0.22
	5,000	0.27
	6,000	0.33
7,000	0.38	
8,000	0.43	

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts 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. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This may decrease the net effect of the proposed bond issue for those property owners.

** For all agricultural property, estimated tax impact for 2024 includes a 70% reduction due to the School Building Bond Agricultural Credit. Average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than \$1.9 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.