

**PRE-ELECTION ESTIMATES**

**Rosemount-Apple Valley-Eagan, ISD 196**  
**Analysis of Tax Impact for Potential Bond Issue**  
**May 9, 2023 Election**

**January 9, 2023**

<b>Bond Issue Amounts</b>	<b>Question 1</b>	<b>Question 2</b>	<b>Total</b>
	\$374,430,000	\$119,315,000	\$493,745,000

Type of Property	Estimated Market Value	Estimated Change in Annual Taxes from 2023 to 2024*		
		Question 1	Question 2	Total
Residential Homestead	\$150,000	\$44	\$26	\$70
	200,000	62	38	100
	250,000	81	49	130
	300,000	100	60	160
	350,000	119	72	191
	400,000	138	83	221
	450,000	155	94	249
	500,000	173	104	277
	600,000	216	130	346
	800,000	302	182	484
1,000,000	388	234	622	
Commercial/Industrial #	\$400,000	\$154	\$93	\$247
	800,000	325	196	521
	1,000,000	410	247	657
	1,500,000	623	375	998
Apartments	\$400,000	\$173	\$104	\$277
	800,000	345	208	553
	1,200,000	518	312	830

**Note:** Tax impact amounts shown above include the impact of the proposed voter-approved building bonds, plus potential issues of approximately \$55 million in facilities maintenance bonds to fund \$53 million of deferred maintenance projects.

\* Estimated tax impact includes principal and interest payments on the new bonds. 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 financing for some property owners.

# For commercial-industrial property, the estimates above are for property in the City of Apple Valley. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different, due to the varying impact of the Fiscal Disparities program.