

PRE-ELECTION ESTIMATES

**Upsala Area Schools, ISD 487**

**April 20, 2023**

**Analysis of Tax Impact for Potential Bond Issue**

**August 8, 2023 Election**

	Question 1	Question 2	Total
Bond Issue Amount	\$4,675,000	\$4,060,000	\$8,735,000
Average Interest Rate	5.00%	5.00%	5.00%
Number of Tax Levies	20	20	20

Type of Property	Estimated Market Value	Estimated Change in Annual Taxes from 2023 to 2024*		
Residential Homestead	\$50,000	\$18	\$15	\$32
	75,000	27	22	49
	100,000	43	35	78
	125,000	59	48	107
	150,000	75	61	136
	175,000	91	74	165
	200,000	107	88	195
	250,000	140	114	254
	300,000	172	141	313
	400,000	236	193	429
Commercial/ Industrial	\$50,000	\$44	\$36	\$81
	100,000	89	73	162
	250,000	252	206	458
	500,000	549	449	997
Agricultural Homestead** (average value per acre of land & buildings)	\$1,000	\$0.09	\$0.07	\$0.16
	2,000	0.18	0.15	0.33
	3,000	0.27	0.22	0.49
	4,000	0.36	0.29	0.65
	5,000	0.44	0.36	0.80
	6,000	0.53	0.44	0.97
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$1,000	\$0.18	\$0.15	\$0.33
	2,000	0.36	0.29	0.65
	3,000	0.53	0.44	0.97
	4,000	0.71	0.58	1.29
	5,000	0.89	0.73	1.62
	6,000	1.07	0.87	1.94
Seasonal Recreational Residential	\$50,000	\$30	\$24	\$54
	75,000	44	36	81
	100,000	59	49	108
	150,000	89	73	162
	250,000	148	121	270
500,000	297	243	539	

\* 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 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 approximately \$2 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.