

Pine City Public School District No. 578

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

March 5, 2024

Bond Issue Amount	\$42,950,000
Number of Years	20
Election Date	May 14, 2024

Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable in 2025*
Residential Homestead	\$100,000	\$91
	150,000	170
	200,000	249
	250,000	328
	300,000	407
	350,000	486
	400,000	565
	450,000	644
	500,000	723
Commercial/ Industrial	600,000	907
	\$50,000	\$109
	100,000	218
	250,000	617
Agricultural Homestead** (average value per acre of land & buildings)	500,000	1,342
	\$1,000	\$0.22
	2,000	0.44
	3,000	0.65
Agricultural Non-Homestead** (average value per acre of land & buildings)	4,000	0.87
	\$1,000	\$0.44
	2,000	0.87
	3,000	1.31
Seasonal Recreational Residential	4,000	1.74
	\$100,000	\$145
	200,000	290
	300,000	435
Residential	400,000	580
	500,000	725

* 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 will change the net effect of the proposed bond issue for those property owners.

** For all agricultural property, estimated tax impact for 2025 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 \$3.5 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.