

International Falls School District, ISD 361

Analysis of Tax Impact for Potential Bond Issue

Potential August 13, 2024 Election

April 4, 2024

Bond Issue Amount	Question 1 \$13,950,000	Question 2 \$4,480,000	Total \$18,430,000
Average Interest Rate	5.00%	5.00%	5.00%
Number of Years	20	20	20

Type of Property	Estimated Market Value	Estimated Tax Impact In Taxes Payable 2025*					
		ANNUAL	MONTHLY	ANNUAL	MONTHLY	ANNUAL	MONTHLY
Residential Homestead	\$50,000	\$21	\$2	\$9	\$1	\$31	\$3
	75,000	32	3	14	1	46	4
	100,000	44	4	20	2	64	5
	125,000	64	5	28	2	92	8
	150,000	83	7	37	3	120	10
	175,000	102	9	46	4	148	12
	200,000	122	10	54	5	176	15
	239,500	152	13	68	6	220	18
	300,000	199	17	89	7	288	24
	400,000	276	23	123	10	400	33
Commercial/Industrial	\$50,000	\$53	\$4	\$24	\$2	\$77	\$6
	100,000	106	9	47	4	154	13
	250,000	302	25	134	11	436	36
	500,000	656	55	293	24	949	79
	1,000,000	1,366	114	609	51	1,975	165
Agricultural Homestead** (average value per acre of land & buildings)	\$2,000	\$0.21	\$0.02	\$0.09	\$0.01	\$0.31	\$0.03
	3,000	0.32	0.03	0.14	0.01	0.46	0.04
	4,000	0.43	0.04	0.19	0.02	0.62	0.05
	5,000	0.53	0.04	0.24	0.02	0.77	0.06
	6,000	0.64	0.05	0.28	0.02	0.92	0.08
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$0.43	\$0.04	\$0.19	\$0.02	\$0.62	\$0.05
	3,000	0.64	0.05	0.28	0.02	0.92	0.08
	4,000	0.85	0.07	0.38	0.03	1.23	0.10
	5,000	1.06	0.09	0.47	0.04	1.54	0.13
	6,000	1.28	0.11	0.57	0.05	1.85	0.15
Seasonal Recreational Residential	\$100,000	\$71	\$6	\$32	\$3	\$103	\$9
	200,000	142	12	63	5	205	17
	300,000	213	18	95	8	308	26
	400,000	284	24	127	11	410	34
	500,000	355	30	158	13	513	43
750,000	577	48	257	21	834	70	

* 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 residential 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 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.

Note: Tax impact estimates are rounded to the nearest whole dollar. Monthly columns may not total due to rounding.