

## ESTIMATES PRIOR TO ELECTION

**Pine River-Backus Public Schools, ISD 2174**  
**Estimated Tax Impact of Potential Capital Project Levy**  
**April 2025 Election**

**October 9, 2024**

Annual Revenue for Fiscal Year 2026-27		\$896,000	
Type of Property	Estimated Market Value	Estimated Taxes Payable in 2026 for Capital Project Levy*	
		Annual	Monthly
Residential Homestead	\$100,000	\$17	\$1
	150,000	32	3
	200,000	47	4
	250,000	62	5
	300,000	76	6
	350,000	91	8
	400,000	106	9
	450,000	121	10
	500,000	136	11
	600,000	170	14
Commercial/ Industrial	\$100,000	\$41	\$3
	250,000	116	10
	500,000	252	21
	1,000,000	524	44
	2,500,000	1,341	112
Agricultural Homestead ** (average value per acre of land & buildings)	\$2,000	\$0.27	\$0.02
	3,000	0.41	0.03
	4,000	0.54	0.05
	5,000	0.68	0.06
	6,000	0.82	0.07
Agricultural Non-Homestead ** (average value per acre of land & buildings)	\$2,000	\$0.54	\$0.05
	3,000	0.82	0.07
	4,000	1.09	0.09
	5,000	1.36	0.11
	6,000	1.63	0.14
Seasonal Recreational Residential	\$100,000	\$27	\$2
	200,000	54	5
	300,000	82	7
	400,000	109	9
	500,000	136	11
	600,000	170	14

\* The amounts in the table are based on school district taxes for the proposed capital project levy 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. Some owners of homestead property may qualify for a refund, based on their income and total property taxes. This would decrease the net tax impact for those property owners.

\*\* Average value per acre is the total assessed value of all land & buildings divided by total acres. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead.

**Tax Rate to Include on Ballot:**

**2.750%**