

**PRELIMINARY INFORMATION - PRE-ELECTION ESTIMATES**

**Willow River Area School, ISD 577**  
**Analysis of Tax Impact for Potential Referendum Levy**  
**July 17, 2025**

<b>Additional Referendum Revenue</b> <b>\$700 Per Pupil Unit</b>
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<b>Year Taxes are Payable</b>	<b>2026</b>
Estimated Adjusted Pupil Units (APU)	453.80
Estimated Increase in Operating Referendum Revenue	\$317,660
- Estimated Increase in State Aid (0%)	\$0
- Estimated Increase in Levy (100%)	\$317,660
<b>Estimated Net Increase in Total Revenue</b> (Including Estimated Reduction in Equity Revenue)	<b>\$302,974</b>

Type of Property	Estimated Market Value	Estimated Taxes for Referendum Only*	
		Annual	Monthly
	\$100,000	\$79	\$7
	125,000	99	8
	150,000	119	10
	175,000	139	12
	200,000	159	13
	225,000	179	15
	250,000	199	17
Residential	300,000	238	20
Homesteads,	350,000	278	23
Apartments,	400,000	318	26
and Commercial-	450,000	357	30
Industrial Property	500,000	397	33
	600,000	477	40
	700,000	556	46
	800,000	636	53
	900,000	715	60
	1,000,000	794	66
	1,250,000	993	83
	1,500,000	1,192	99
	2,000,000	1,589	132

\* The amounts in the table are based on school district taxes for the operating referendum levy only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the Minnesota 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 referendum levy for those property owners.

**NOTE: Agricultural property will pay taxes for the proposed referendum based only on the value of the house, garage and one acre. Seasonal recreational residential property (i.e., cabins) will pay no taxes for the proposed referendum.**