

ESTIMATES PRIOR TO ELECTION

Cannon Falls Area School District, ISD 252
Analysis of Tax Impact for Potential Referendum Levy
May 20, 2025

Additional Referendum Revenue \$950.00 Per Pupil Unit

Year Taxes are Payable	2026
Est. Adjusted Pupil Units (APU)	1,140.40
Estimated Increase in Operating Referendum Revenue	\$1,083,380
Estimated Net Increase in Total Revenue (Including Estimated Reduction in Equity Revenue)	\$1,035,141
Estimated Market Value Rate Tax Rate (For Operating Referendum Only)	0.08743%

Type of Property	Estimated Market Value	Estimated Taxes for Referendum Only*	
		Annual	Monthly
	\$100,000	\$87	\$7
	125,000	109	9
	150,000	131	11
	175,000	153	13
	200,000	175	15
	225,000	197	16
	250,000	219	18
Residential	275,000	240	20
Homesteads,	300,000	262	22
Apartments,	325,000	284	24
and Commercial-	350,000	306	26
Industrial Property	375,000	328	27
	400,000	350	29
	450,000	393	33
	500,000	437	36
	550,000	481	40
	600,000	525	44
	650,000	568	47
	750,000	656	55
	1,000,000	874	73

* The amounts in the table are based on school district taxes for the 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.