

ESTIMATES PRIOR TO ELECTION

Benson Public Schools, ISD 777

August 6, 2025

**Analysis of Tax Impact for Operating Referendum Revenue and Capital Project Levy
November 4, 2025 Election**

	Question 1			Question 2	Both Questions
	Operating Referendum Revenue			Capital Project Levy	
	Revoked Authority	Proposed Authority	Net Change	Increase	Total
Additional Revenue/Pupil Unit	-\$689.20	\$1,189.20	\$500.00		
Estimated Adjusted Pupil Units (APU)	731.20	731.20			
Estimated Revenue Fiscal Year (2026-27)	-\$503,943	\$869,543	\$365,600	\$300,000	\$665,600

Type of Property	Estimated Market Value	Estimated Annual Tax Impact Taxes Payable in 2026*				
		Revoked Authority	Proposed Authority	Net Change	Increase	Total
Residential Homestead	\$50,000	-\$51	\$89	\$38	\$5	\$43
	100,000	-103	177	74	10	84
	150,000	-154	266	112	18	130
	175,000	-180	310	130	23	153
	200,000	-206	355	149	27	176
	250,000	-257	443	186	35	221
	300,000	-308	532	224	44	268
	400,000	-411	709	298	61	359
500,000	-514	887	373	78	451	
Commercial/ Industrial	\$100,000	-103	177	74	23	97
	250,000	-257	443	186	67	253
	500,000	-514	887	373	145	518
	1,000,000	-1,028	1,773	745	302	1,047
Agricultural Homestead** (average value per acre of land & buildings)	\$2,000	\$0	\$0	\$0	\$0.16	\$0.16
	\$4,000	0	0	0	0.31	0.31
	6,000	0	0	0	0.47	0.47
	8,000	0	0	0	0.63	0.63
	10,000	0	0	0	0.78	0.78
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$0	\$0	\$0	\$0.31	\$0.31
	4,000	0	0	0	0.63	0.63
	6,000	0	0	0	0.94	0.94
	8,000	0	0	0	1.25	1.25
	10,000	0	0	0	1.57	1.57

* The amounts in the table are based on school district taxes for the proposed operating referendum and 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 state 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.

** 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 home or non-homestead property. If the same property owner owns more than \$3.8 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.