

PRE-ELECTION ESTIMATES

Clinton-Graceville-Beardsley Schools, ISD 2888

July 16, 2025

Estimated Tax Impact of Proposed Capital Project Levy and Additional Operating Referendum Authority

November 4, 2025

	Question 1 Capital Project Levy	Question 2 Operating Referendum Revenue	Question 1 and Question 2
Increase in Per Pupil Authority Taxes Payable 2026 (Revenue Fiscal Year 2026-27)	\$350,000	\$572 \$209,581	\$559,581

Type of Property	Estimated Market Value	Estimated Annual Tax Impact Taxes Payable in 2026*			
Residential Homestead	\$50,000	\$7	\$50	\$57	
	75,000	10	75	85	
	100,000	14	100	114	
	125,000	21	125	146	
	150,000	27	151	178	
	200,000	39	201	240	
	250,000	52	251	303	
300,000	65	301	366		
Commercial/ Industrial	\$50,000	\$17	\$50	\$67	
	100,000	35	100	135	
	250,000	98	251	349	
	500,000	213	502	715	
Agricultural Homestead** (average value per acre of land & buildings)	\$2,000	\$0.23	\$0	\$0.23	
	4,000	0.46	0	0.46	
	6,000	0.69	0	0.69	
	8,000	0.92	0	0.92	
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$0.46	\$0	\$0.46	
	4,000	0.92	0	0.92	
	6,000	1.38	0	1.38	
	8,000	1.84	0	1.84	
Seasonal Recreational Residential	\$50,000	\$12	\$0	\$12	
	100,000	23	0	23	
	200,000	46	0	46	
	300,000	69	0	69	

* The amounts in the table are based on school district taxes for the proposed capital project levy and operating referendum 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. Some owners of homestead property may qualify for a refund, based on their income and total property taxes. This may change the net tax for many 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.

NOTE: Agricultural property will pay taxes for the proposed operating 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 operating referendum.