

ESTIMATES PRIOR TO ELECTION

**Deer River Schools, ISD 317**

Estimated Tax Impact of Capital Project Levy and Increase and Operating Referendum Authority

November 4, 2025 Election

7/1/2025

	Question 1 Capital Project Levy	Question 2 Annual Operating Referendum Revenue	Both Questions Total
<b>Change in Per Pupil Authority Taxes Payable 2026 (Revenue Fiscal Year 2026-27)</b>	<b>\$500,000</b>	<b>\$300.00 \$252,000</b>	<b>\$752,000</b>

Type of Property	Estimated Market Value	Estimated Annual Tax Impact Taxes Payable in 2026*		
	\$75,000	\$18	\$29	\$47
	100,000	25	39	64
	150,000	46	59	105
Residential	200,000	68	79	147
Residential	250,000	89	98	187
Homestead	300,000	111	118	229
	400,000	154	157	311
	500,000	197	197	394
Commercial/ Industrial	\$50,000	\$30	\$20	\$50
	100,000	59	39	98
	250,000	168	98	266
	500,000	365	197	562
Agricultural Homestead**	\$2,000	\$0.39	\$0	\$0.39
	3,000	0.59	0	0.59
(average value per acre of land & buildings)	4,000	0.79	0	0.79
	5,000	0.99	0	0.99
Agricultural Non-Homestead**	\$2,000	\$0.79	\$0	\$0.79
	3,000	1.18	0	1.18
(average value per acre of land & buildings)	4,000	1.58	0	1.58
	5,000	1.97	0	1.97
Seasonal	\$100,000	\$39	\$0	\$39
Recreational	200,000	79	0	79
Residential	300,000	118	0	118
	400,000	158	0	158

\* 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. 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.