

ESTIMATES PRIOR TO ELECTION

Windom Public School District No. 177

Analysis of Tax Impact for Potential Bond Issue

October 22, 2025

February 2026 Election

Question # Bond Issue Amount	Question 1 \$27,500,000	Question 2 \$1,650,000	Total \$29,150,000				
Type of Property	Estimated Market Value	Estimated Impact on Taxes Payable in 2027*		Estimated Impact on Taxes Payable in 2027*			
		Annual	Monthly	Annual	Monthly		
Residential Homestead	\$100,000	\$61	\$5	\$5	\$0	\$66	\$6
	125,000	88	7	8	1	96	8
	150,000	114	10	10	1	124	10
	175,000	141	12	12	1	153	13
	200,000	168	14	15	1	183	15
	225,000	194	16	17	1	211	18
	250,000	221	18	19	2	240	20
	275,000	247	21	22	2	269	22
	300,000	274	23	24	2	298	25
	400,000	380	32	33	3	413	34
500,000	487	41	43	4	530	44	
Commercial/ Industrial	\$100,000	\$147	\$12	\$13	\$1	\$160	\$13
	250,000	415	35	37	3	452	38
	500,000	904	75	80	7	984	82
	1,000,000	1,881	157	166	14	2,047	171
Agricultural Homestead** (average value per acre of land & buildings)	\$8,000	\$1.17	\$0.10	\$0.10	\$0.01	\$1.27	\$0.11
	9,000	1.32	0.11	0.12	0.01	1.44	0.12
	10,000	1.47	0.12	0.13	0.01	1.60	0.13
	11,000	1.61	0.13	0.14	0.01	1.75	0.15
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$8,000	\$2.34	\$0.20	\$0.21	\$0.02	\$2.55	\$0.21
	9,000	2.64	0.22	0.23	0.02	2.87	0.24
	10,000	2.93	0.24	0.26	0.02	3.19	0.27
	11,000	3.22	0.27	0.28	0.02	3.50	0.29

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will change the net effect of the proposed bond issue for those property owners.

** For all agricultural property, includes a 70% reduction due to the School Building Bond Agricultural Credit. 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 homestead 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.