

# Rushford-Peterson Public Schools No. 239

## Analysis of Tax Impact for Potential Bond Issue

November 24, 2025

<b>Bond Issue Amount</b>	<b>\$24,015,000</b>		
<b>Average Interest Rate</b>	<b>5.00%</b>		
<b>Number of Years</b>	<b>20 Tax Levies</b>		
Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable in 2027*	
		Annual	Monthly
Residential Homestead	\$100,000 150,000 200,000 250,000 300,000 400,000 500,000	\$38 70 103 136 169 235 300	\$3 6 9 11 14 20 25
Commercial/ Industrial	\$50,000 100,000 250,000 500,000	\$45 90 256 557	\$4 8 21 46
Agricultural Homestead** (average value per acre of land & buildings)	\$7,000 8,000 9,000 10,000	\$0.63 0.72 0.81 0.90	\$0.05 0.06 0.07 0.08
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$7,000 8,000 9,000 10,000	\$1.27 1.45 1.63 1.81	\$0.11 0.12 0.14 0.15

\* 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.