

Rushford-Peterson Public Schools No. 239

Analysis of Tax Impact for Potential Bond Issue

November 24, 2025

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