PRE-ELECTION ESTIMATES

Elk River Public School District No. 728

June 6, 2026

Analysis of Tax Impact for Potential Referendum

Authorized Bond Issue Amount Annual Revenue (Capital Project Levy)		$350,000,000 $9,000,000	
Type of Property	**Estimated Market Value**	**Estimated Tax Impact ***	
		Annual	**Monthly**
Residential Homestead	$200,000	$184	$15
	300,000	302	25
	350,000	360	30
	400,000	419	35
	450,000	478	40
	500,000	536	45
	550,000	605	50
	600,000	672	56
	700,000	807	67
	800,000	941	78
	1,000,000	1,210	101
Residential Non-Homestead Multi Unit and Apartments	$500,000	$672	$56
	1,000,000	1,345	112
	2,000,000	2,690	224
	3,000,000	4,035	336
	5,000,000	6,724	560
Commercial/ Industrial #	$500,000	$995	$83
	1,000,000	2,071	173
	2,000,000	4,223	352
	5,000,000	10,678	890

* Estimated tax impact includes principal and interest payments on the new bonds, other capital and debt service levies, and capital project 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 commercial-industrial property in Anoka and Hennepin Counties, the tax impact for the proposed bonds would be less than shown above, due to the impact of the Twin Cities Fiscal Disparities Program.