

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

Caledonia Public School District No. 299

Analysis of Tax Impact for Potential Bond Issues

May 18, 2026

Bond Issue Amount	Question 1	Question 2	Total
	\$9,700,000	\$3,000,000	\$12,700,000

Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable in 2027*		
Residential Homestead/ House, Garage and One Acre (HGA)	\$100,000	\$0	\$13	\$13
	150,000	0	24	24
	200,000	0	34	34
	250,000	0	45	45
	300,000	0	56	56
	400,000	0	78	78
	500,000	0	100	100
Commercial/ Industrial	\$100,000	\$0	\$30	\$30
	250,000	0	85	85
	500,000	0	186	186
	750,000	0	286	286
Agricultural Homestead** (average value per acre of land & buildings)	\$7,000	0.00	0.21	0.21
	8,000	0.00	0.24	0.24
	9,000	0.00	0.27	0.27
	10,000	0.00	0.30	0.30
	11,000	0.00	0.33	0.33
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$7,000	0.00	0.42	0.42
	8,000	0.00	0.48	0.48
	9,000	0.00	0.54	0.54
	10,000	0.00	0.60	0.60
	11,000	0.00	0.66	0.66

* 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.