

PRE-ELECTION ESTIMATES

Alden Conger Public School District, ISD No. 242

September 2, 2026

Analysis of Tax Impact for Refunding Certificates of Participation (COPs) and Capital Project Levy

	Question #1 Refunding	Question #2 Capital Project Levy	TOTAL
Pay 2027 Levy Change*	-\$1,170	\$50,000	\$48,830

Type of Property	Estimated Market Value	Estimated Annual Tax Impact Taxes Payable in 2027**		
Residential Homestead / House, Garage and One Acre (HGA)	\$50,000	\$0	\$3	\$3
	100,000	0	6	6
	150,000	0	11	11
	175,000	-1	13	12
	200,000	-1	16	15
	250,000	-1	21	20
	300,000	-1	26	25
	350,000	-1	30	29
	400,000	-1	35	34
Commercial/Industrial	\$100,000	\$0	\$14	\$14
	250,000	-1	39	38
	500,000	-2	84	82
Agricultural Homestead *** (average value per acre of land & buildings)	\$9,000	-\$0.65	\$0.41	-\$0.24
	10,000	-0.72	0.46	-0.26
	11,000	-0.80	0.50	-0.30
	12,000	-0.87	0.55	-0.32
Agricultural Non-Homestead *** (average value per acre of land & buildings)	\$9,000	-\$1.31	\$0.82	-\$0.49
	10,000	-1.46	0.91	-0.55
	11,000	-1.60	1.00	-0.60
	12,000	-1.74	1.09	-0.65

* The estimated reduction in the levy for Question #1 is based on the estimated debt service payments for General Obligation Bonds using market rates as of June 8, 2026 less the debt service payments per the schedule for the district's outstanding 2015A Certificates of Participation (COPs).

** The amounts in the table are based on school district taxes for the lease levy, debt service and capital project levy 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 would decrease the impact of the proposed levy for those property owners.

*** For agricultural property, estimates above are based on the average value per acre of agricultural land and buildings. The estimated tax impact for Question #1 includes a 70% reduction on the portion attributable to school debt taxes due to the School Building Bond Agricultural Credit. The house, garage, and one acre of land (HGA) would pay taxes at the same rate as residential homestead property. For property owners with greater than \$3.84 million of agricultural homestead land and buildings, a portion of the property will be taxed according to the higher non-homestead rate. Average value per acre is the total assessed value of all land & buildings divided by total acres. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead.