

Ely Public Schools, ISD #696

July 28, 2026

Analysis of Tax Impact for Seasonal Tax Base Replacement Aid, Proposed Operating Referendum and Under-levy of Local Authority

	New Legislation - Seasonal Tax Base Replacement Aid (STBRA)	Voter Action		Board Action	Combined Total
		Revoke Existing Operating Referendum Allowance	Approve New Operating Referendum Allowance	Under-levy Local Authority	
Per Pupil Authority					
Total Revenue Change	\$0	-\$347.99	\$1,775.00		
STBRA Factor	39.78%	-\$161,220	\$822,340	-\$335,422	\$325,698
STBRA Amount	39.78%	39.78%	39.78%	0.00%	
STBRA Amount	\$62,696	-\$64,135	\$327,137	0	\$325,698
Annual Local Levy	-\$62,696	-\$97,085	\$495,203	-\$335,422	\$0

Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable in 2027*				
	\$50,000	-\$5	-\$7	\$38	-\$26	\$0
	100,000	-10	-15	76	-51	0
	150,000	-14	-22	114	-78	0
Residential Homesteads,	200,000	-19	-30	152	-103	0
Apartments, House	250,000	-24	-37	190	-129	0
Garage & One Acre (HGA)	300,000	-29	-45	228	-154	0
and Commercial-	350,000	-34	-52	266	-180	0
Industrial Property	400,000	-38	-60	304	-206	0
	450,000	-43	-67	342	-232	0
	500,000	-48	-74	380	-258	0
	550,000	-53	-82	417	-282	0

* The amounts in the table are based on school district taxes for the Seasonal Tax Base Replacement Aid, proposed operating referendum and under-levy of local authority only. 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 operating referendum for those property owners.

NOTE: The new operating referendum revenue would start with fiscal year 2027-28 and is based on estimated adjusted pupil units (APU) of 463.29. Agricultural property will pay taxes for the proposed referendum based only on the value of the house, garage and one acre. Seasonal recreational residential property (i.e., cabins) will continue to pay no taxes for the proposed levies.