

ESTIMATES PRIOR TO ELECTION

Brainerd School District No. 181

Analysis of Tax Impact

June 24, 2026

Possible November 2026 Election

	Operating Referendum	Reduction Other Levies *	Net Change
Per Pupil Authority	\$865.00		
New Revenue (FY 2026-27)	\$5,001,084		\$5,001,084
Seasonal Tax Base Replacement Aid	\$1,323,787		
Local Levy	\$3,677,297		
First Year Taxes Payable	2027	2027	
Reduction Other Capital Levies		-\$1,500,000	

Type of Property	Estimated Market Value	Estimated Tax Impact Payable 2027**			
		Annual	Annual	Annual	Monthly
Residential Homestead	\$100,000	\$47	-\$8	\$39	\$3
	200,000	94	-21	73	6
	300,000	142	-34	108	9
	350,000	165	-41	124	10
	375,000	177	-44	133	11
	400,000	189	-47	142	12
	450,000	212	-54	158	13
	500,000	236	-61	175	15
	600,000	283	-76	207	17
Commercial/ Industrial	750,000	354	-99	255	21
	1,000,000	472	-137	335	28
	\$100,000	\$47	-\$18	\$29	\$2
	250,000	118	-52	66	6
	500,000	236	-113	123	10
Agricultural Homestead*** (average value per acre of land & buildings)	1,000,000	472	-235	237	20
	2,000,000	944	-479	465	39
	\$3,000	\$0.00	-\$0.18	-\$0.18	-\$0.02
	4,000	0.00	-0.24	-0.24	-0.02
	5,000	0.00	-0.30	-0.30	-0.03
	6,000	0.00	-0.37	-0.37	-0.03
Agricultural Non-Homestead*** (average value per acre of land & buildings)	7,000	0.00	-0.43	-0.43	-0.04
	8,000	0.00	-0.49	-0.49	-0.04
	\$3,000	\$0.00	-\$0.37	-\$0.37	-\$0.03
	4,000	0.00	-0.49	-0.49	-0.04
	5,000	0.00	-0.61	-0.61	-0.05
	6,000	0.00	-0.73	-0.73	-0.06
Seasonal Recreational Residential	7,000	0.00	-0.85	-0.85	-0.07
	8,000	0.00	-0.98	-0.98	-0.08
	\$100,000	\$0	-\$12	-\$12	-\$1
	200,000	0	-24	-24	-2
	300,000	0	-37	-37	-3
Residential	400,000	0	-49	-49	-4
	500,000	0	-61	-61	-5
	750,000	0	-99	-99	-8

* Existing capital levies would be reduced in taxes payable 2027.

** The amounts in the table are based on school district taxes for the Operating Referendum and other capital 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 decrease the net effect of the proposed bond issue for qualifying property owners.

*** 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 home or non-homestead property. If the same property owner owns more than \$3.84 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.