

ESTIMATES FOR REVIEW AND COMMENT

Renville County West Public Schools, ISD No. 2890

Analysis of Tax Impact for Proposed Bond Issue

July 29, 2021

November 2, 2021 Election - Pool Operation & Construction

	Q1: Operating Referendum	Q2: Bond Authorization	Total
Additional Revenue per Pupil	\$110		
Estimated Operating Referendum Revenue	\$60,121		
Bond Issue Amount		\$3,910,000	
Average Interest Rate		2.50%	
Term (Number of Levies)	10	15	

Type of Property	Estimated Market Value	Estimated Impact for Taxes Payable 2022		
Residential Homestead	\$50,000	\$13	\$6	\$19
	75,000	20	9	29
	100,000	27	15	42
	125,000	33	21	54
	150,000	40	27	67
	175,000	46	32	78
	200,000	53	38	91
	225,000	60	44	104
	250,000	66	49	115
	275,000	73	55	128
	325,000	86	67	153
Commercial/ Industrial	\$50,000	\$13	\$16	\$29
	100,000	27	32	59
	250,000	66	89	155
	500,000	133	194	327
	750,000	199	299	498
Agricultural Homestead** (average value per acre of land & buildings)	\$3,000	\$0.00	\$0.13	\$0.13
	4,000	0.00	0.17	0.17
	5,000	0.00	0.21	0.21
	6,000	0.00	0.25	0.25
	7,000	0.00	0.29	0.29
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$3,000	\$0.00	\$0.25	\$0.25
	4,000	0.00	0.34	0.34
	5,000	0.00	0.42	0.42
	6,000	0.00	0.50	0.50
	7,000	0.00	0.59	0.59

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for operating referendum and 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 may decrease the net effect of the proposed bond issue for those property owners.

** For all agricultural property, estimated tax impact for 2022 includes a 60% reduction due to the School Building Bond Agricultural Credit. The credit percentage will increase to 70% by taxes payable in 2023; this will cause a reduction in taxes in future years. 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 \$1.9 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.