

**Westonka School District No. 277**

**Analysis of Tax Impact for Potential Referendum Levy**

August 17, 2017

Year Taxes are Payable	2017	2018	NET CHANGE
	Expired Authority	Proposed Authority	
Revenue per Pupil Unit	-\$453.54	\$453.54	\$0.00
Est. Net Change in Ref. Rev.	-\$1,140,200	\$1,186,585	\$46,385
Est. Market Value Tax Rate	-0.03420%	0.03374%	-0.00046%

Type of Property	Estimated Market Value	Estimated Taxes for Referendum Levy Only*		
	\$100,000	-\$34	\$34	\$0
	125,000	-43	42	-1
	150,000	-51	51	0
	175,000	-60	59	-1
	200,000	-68	67	-1
	225,000	-77	76	-1
	250,000	-86	84	-2
	300,000	-103	101	-2
Residential	350,000	-120	118	-2
Homesteads,	400,000	-137	135	-2
Apartments,	450,000	-154	152	-2
and Commercial-	500,000	-171	169	-2
Industrial Property	600,000	-205	202	-3
	700,000	-239	236	-3
	800,000	-274	270	-4
	900,000	-308	304	-4
	1,000,000	-342	337	-5
	1,250,000	-428	422	-6
	1,500,000	-513	506	-7
	2,000,000	-684	675	-9

\* The figures in the table are based on school district taxes for the referendum levy only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the Minnesota Homestead Credit Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the referendum levy for many property owners.

**NOTE: 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 pay no taxes for the proposed referendum.**