



# 2019 BOND TAX IMPACT



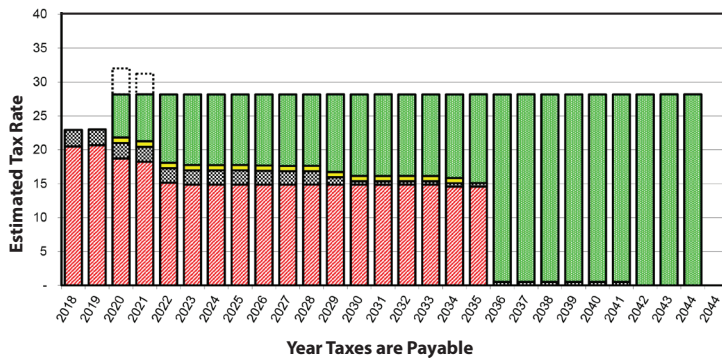
## HIGH SCHOOL FACILITIES

### COMMUNITY GROWTH IMPACT

- ▶ From 2011 to 2018, Moorhead's tax base (taxable market value) increased an average of 5%, indicating growth in the community.
- ▶ Increased tax base means taxes are spread out over more properties, reducing the tax impact on each property.

### DEBT IMPACT

This graph represents how the debt structure for the proposed bond will remain at a stable tax rate.



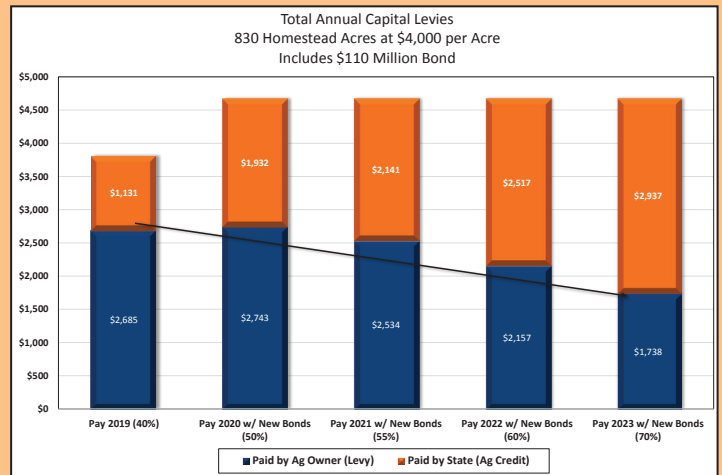
- ▶ Red = Existing Debt
- ▶ Gray = Existing Leases
- ▶ Green = Proposed New Voter Approved Bond
- ▶ Yellow = Proposed New Lease
- ▶ Dotted Line = \$3 Million Capitalized Interest

### HOMEOWNER IMPACT

Community growth has reduced the tax impact on each property.

Market Value	2015 Bond for \$78,000,000	2019 Bond for \$110,000,000
\$150,000	\$9 per month	\$5 per month
\$200,000	\$13 per month	\$8 per month
\$300,000	\$20 per month	\$13 per month

### AGRICULTURAL LAND IMPACT



- ▶ The School Building Bond Agricultural Credit reduces taxes for owners of agricultural property.
- ▶ The state is phasing in an increase to the credit, which is 50% for taxes payable in 2020. It will be 55% for taxes payable in 2021, 60% for taxes payable in 2022, and for taxes payable in 2023 and later the credit will be 70%.

TURN PAGE OVER FOR TAX IMPACT ON MORE PROPERTY TYPES

LEARN MORE

[WWW.MOORHEADSCHOOLS.ORG/2019BOND](http://WWW.MOORHEADSCHOOLS.ORG/2019BOND)

# Reimagining our Future for Growth and Learning

## Election Day: November 5, 2019

### Moorhead Area Public Schools, ISD. 152

Analysis of Tax Impact for Potential Bond Issue

November 5, 2019 Election

Bond Issue Amount		\$110,000,000	
Type of Property	Estimated Market Value	Estimated Increase in Taxes from 2019 to 2020 *	
		Annually	Monthly
Residential Homestead	\$75,000	\$23	\$2
	100,000	37	3
	125,000	51	4
	150,000	65	5
	175,000	79	7
	200,000	93	8
	250,000	122	10
	300,000	150	13
	500,000	259	22
Commercial/Industrial **	\$100,000	\$78	\$7
	250,000	220	18
	500,000	478	40
	750,000	737	61
	1,000,000	995	83
Agricultural Homestead*** (average value per acre of land & buildings)	\$3,000	\$0.04	\$0.00
	4,000	0.06	0.01
	5,000	0.07	0.01
	6,000	0.08	0.01
	7,000	0.10	0.01
	8,000	0.11	0.01
Agricultural Non-Homestead*** (average value per acre of land & buildings)	\$3,000	\$0.08	\$0.01
	4,000	0.11	0.01
	5,000	0.14	0.01
	6,000	0.17	0.01
	7,000	0.20	0.02
	8,000	0.22	0.02

\* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for 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. 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 proposed bond issue for many property owners.

\*\* For commercial/industrial property in the Cities of Moorhead and Dilworth, the tax impact will be either zero or much less than shown above, due to the impact of the Border Cities Disparity Credit.

\*\*\* Estimated tax impact includes 50% reduction due to the School Building Bond Agricultural Credit for pay 2020 compared with 40% reduction for pay 2019. 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.

**WWW.MOORHEADSCHOOLS.ORG/2019BOND**