

**PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT**

**North St. Paul - Maplewood - Oakdale**

**Estimated Tax Impact of Possible School Building Bonds**

February 22, 2019

<b>Bond Amount Election</b>	<b>1 Question: \$275,000,000</b>
	<b>\$275,000,000 May 14, 2019</b>

Type of Property	Estimated Market Value	Annual Tax Impact, Pay 2020 vs. Pay 2019 *
Residential Homestead	\$150,000	\$42
	200,000	60
	250,000	79
	300,000	97
	350,000	115
	400,000	133
	500,000	167
	600,000	209
	700,000	251
	800,000	292
Commercial/ Industrial**	900,000	334
	1,000,000	376
	\$250,000	\$94
	500,000	204
Apartments	1,000,000	426
	2,000,000	868
	\$200,000	\$84
	500,000	209
	1,000,000	418
	2,000,000	835

\* The estimated tax impact includes principal and interest payments on the new bonds. The figures 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 state Property Tax 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 bond for many property owners.

\*\* For commercial-industrial property, the estimates above are for property in the City of North St. Paul. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different due to the varying impact of the Twin Cities Fiscal Disparity program.