

PRE-ELECTION ESTIMATES

West St. Paul-Mendota Heights-Eagan, ISD #197

August 21, 2023

**Estimated Tax Impact of Proposed Operating Referendum and Capital Project Levy
November 7, 2023 Election**

	Question 1 Operating Referendum	Question 2 Capital Project Levy		
	New Authority	Expiring Authority	Renewed Authority	Net Change
Year Taxes Payable	2024	2024	2025	
Operating Referendum Revenue Per Pupil	\$731.00			
Capital Project Levy Rate		-2.198107%	2.198107%	0.00%
Estimated Annual Change in Revenue	\$4,068,746	-\$2,200,410	\$2,365,440	\$165,030

Type of Property	Estimated Market Value	Estimated Annual Change in Taxes for Operating Referendum Levy *	Estimated Annual Change in Taxes for Capital Project Levy *		
Residential Homestead	\$100,000	\$44	-\$16	\$16	\$0
	150,000	66	-28	28	0
	200,000	88	-40	40	0
	250,000	109	-52	52	0
	300,000	131	-64	64	0
	350,000	153	-75	75	0
	400,000	175	-87	87	0
	450,000	197	-99	99	0
	500,000	219	-110	110	0
	600,000	263	-137	137	0
700,000	306	-164	164	0	
Commercial/ Industrial +	\$250,000	\$109	-\$59	\$59	\$0
	500,000	219	-128	128	0
	750,000	328	-198	198	0
	1,000,000	438	-267	267	0
2,000,000	876	-545	545	0	
Apartments and Residential Non-Homestead	\$500,000	\$219	-\$137	\$137	\$0
	1,000,000	438	-274	274	0
	2,000,000	876	-548	548	0
	3,000,000	1,313	-822	822	0
4,000,000	1,751	-1,097	1,097	0	

* Amounts are based on school district taxes for proposed operating referendum and capital project levy only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including impact of 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 estimated tax impact for those property owners.

+ For commercial-industrial property, estimates are for property in the City of West 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 Disparities program.