



Princeton Public Schools

Community Engagement Task Force Meeting
January 28, 2025

Tax Base by Property Type

Assessment Year 2023 (Taxes Payable 2024) Tax Base by Property Type

	Market Value	Percent of Total	Referendum Market Value*	Percent of Total	Net Tax Capacity**	Percent of Total
Totals	3,293,080,468	100.0%	2,855,968,675	100.0%	32,813,528	100.0%
Residential Homestead	2,268,099,993	68.9%	2,240,474,576	78.4%	22,064,493	67.2%
Other Residential	259,721,157	7.9%	256,032,057	9.0%	2,694,529	8.2%
Commercial / Industrial	189,510,000	5.8%	189,510,000	6.6%	3,569,331	10.9%
Non Qualifying Agricultural	171,520,959	5.2%	169,032,442	5.9%	1,638,997	5.0%
Qualifying Agriculture	342,006,059	10.4%	-	0.0%	2,378,026	7.2%
Seasonal Recreational	62,222,300	1.9%	919,600	0.0%	629,309	1.9%
TIF & FD					-161,157	-0.5%

**Totals include TIF and Fiscal Disparities adjustments

- Local Optional Revenue
- Transition & Equity

27% of Total Levy

All other school taxes
including building bonds

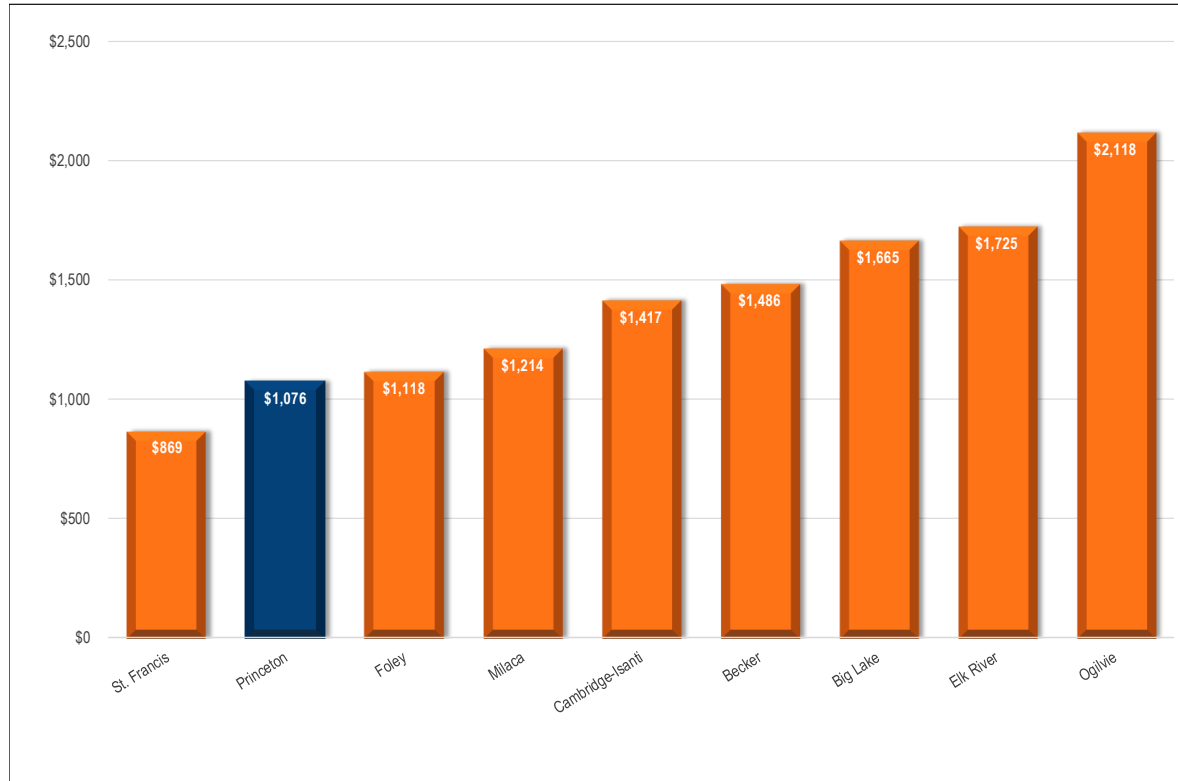
73% of Total Levy

School District Property Data

Tax Year	Parcels	Average Residential Estimated Market Value
2020	6,118	\$219,930
2021	6,248	\$237,157
2022	6,382	\$259,036
2023	6,467	\$332,136
2024	6,506	\$351,227

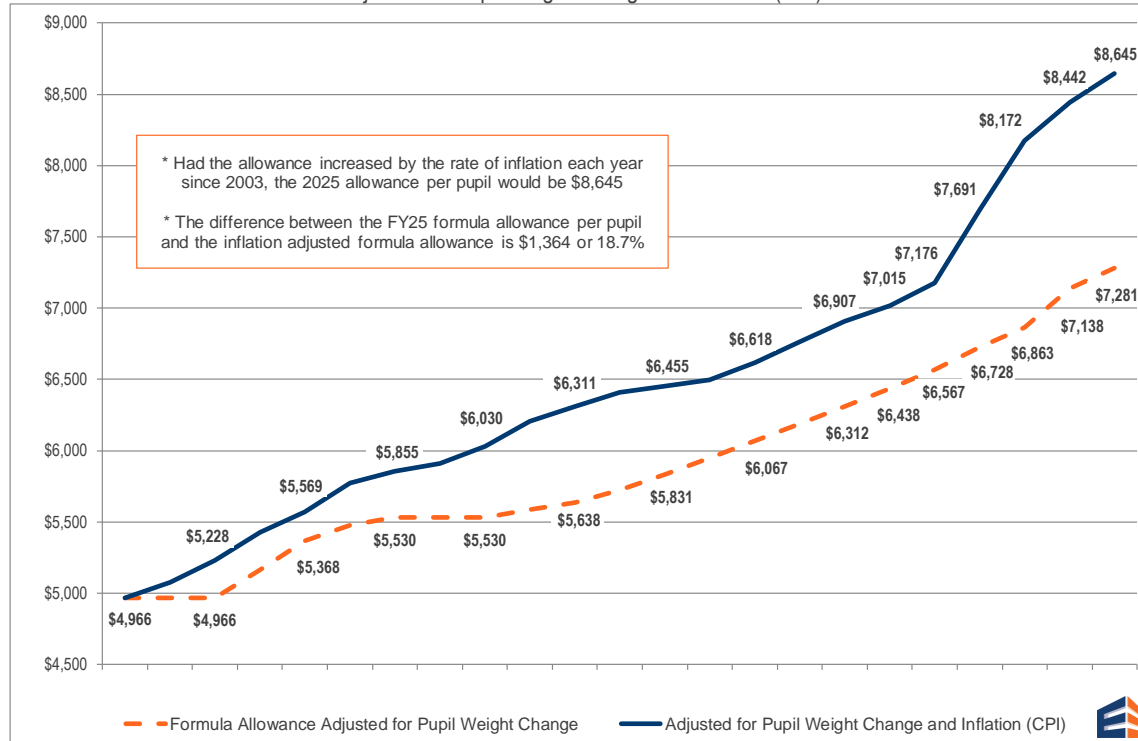
Total School Tax Comparison - Residential

Total School Property Taxes, Payable 2024, on a Home with an Estimated Market Value of \$350,000



General Education Formula Allowance

General Education Formula Allowance, 2003-2025
Adjusted for Pupil Weight Change and Inflation (CPI)



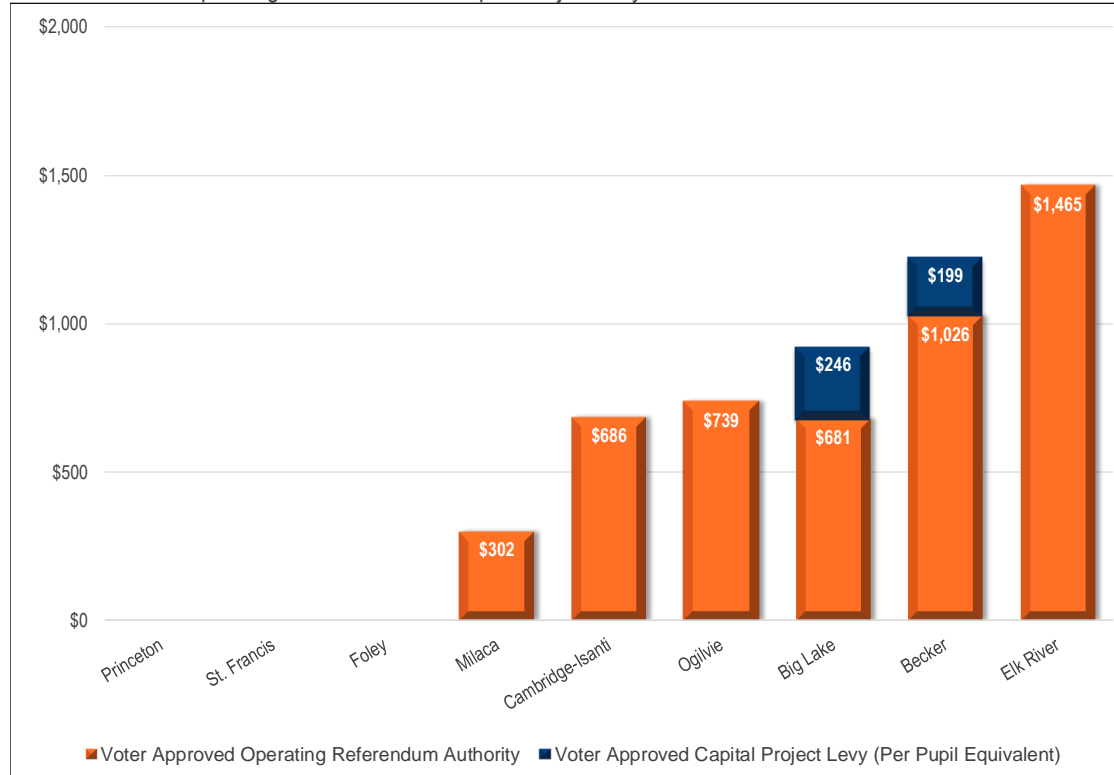
Source: MDE June 2024 Inflation Estimates and Minnesota Laws 2023

Reliance on Referendums

- Other funding sources (e.g., special education) also have not kept pace with inflation or costs of providing services
- Only options for districts to bridge funding gap are to cut budgets or request operating referendum and/or capital project levy revenue authority from voters; most districts have done both

Tax Comparison – Voter Approved Levies

Operating Referendum and Capital Project Levy Allowances for Fiscal Year 2025



Source: Pay 2024 School Tax Report

Statewide Data – Pay 25

	Operating Referendum	Capital Project Levy
# of Districts with Authority	236	62
% of Districts with Authority	72%	19%
Average Authority Per Pupil	\$1,147	\$267
Authority	Per Pupil	Tax Rate

Operating Referendum

November election ballot question, stated per pupil, estimated cap for Taxes Payable 2025 / Fiscal Year 2025-26 is \$2,266.31
(no cap for sparsity districts)

Allows districts to generate additional general education revenue

Revenue can be a combination of local property tax levies & state aid

Annual levy, maximum length of 10 years

Taxes spread on Referendum Market Value
(most property types pay same taxes per dollar of property value)

Revenue may be used for any operating or capital expenses
(e.g. staff salaries & benefits, utilities, supplies, technology)

Operating Referendum

Options					
Revenue Fiscal Year 2026-27	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
Additional Revenue Per Pupil Unit	\$326.00	\$489.00	\$652.00	\$815.00	\$978.00

Type of Property	Estimated Market Value	Estimated Taxes for Referendum Only* Taxes Payable in 2026				
	\$100,000	\$36	\$54	\$73	\$91	\$109
	200,000	73	109	145	182	218
	250,000	91	136	182	227	272
Residential	300,000	109	163	218	272	327
Homesteads,	350,000	127	191	254	318	381
Apartments,	400,000	145	218	291	363	436
and Commercial-	500,000	182	272	363	454	545
Industrial Property	750,000	272	409	545	681	817
	1,000,000	363	545	726	908	1,090
	2,000,000	726	1,089	1,453	1,816	2,179

Capital Project Levy Referendum

Election ballot question,
stated tax rate

Allows districts to generate
additional revenue for
technology and capital
projects

Revenue provided through
local property tax levies

Annual levy, maximum
length of 10 years

Taxes spread on Net Tax
Capacity
(All taxpayers pay, but may pay
different amounts based on the type
of property)

Revenue may be used for
items consistent with the
ballot language

Capital Project Levy

Annual Revenue for Fiscal Year 2026-27		\$750,000	\$1,000,000	\$1,500,000
Type of Property	Estimated Market Value	Estimated Taxes for Capital Project Levy Only* Taxes Payable in 2026		
Residential Homestead	\$100,000	\$14	\$19	\$28
	200,000	39	51	77
	250,000	51	68	102
	300,000	63	84	126
	350,000	75	101	151
	400,000	88	117	175
	500,000	112	150	224
	750,000	183	244	366
1,000,000	253	338	506	
Commercial/ Industrial	\$100,000	\$34	\$45	\$68
	250,000	96	128	191
	500,000	208	278	416
	1,000,000	433	578	866
	2,000,000	883	1,178	1,767
Agricultural Homestead ** (average value per acre of land & buildings)	\$2,000	\$0.23	\$0.30	\$0.45
	3,000	0.34	0.45	0.68
	4,000	0.45	0.60	0.90
	5,000	0.56	0.75	1.13
	6,000	0.68	0.90	1.35
Agricultural Non-Homestead ** (average value per acre of land & buildings)	\$2,000	\$0.45	\$0.60	\$0.90
	3,000	0.68	0.90	1.35
	4,000	0.90	1.20	1.80
	5,000	1.13	1.50	2.25
	6,000	1.35	1.80	2.70

Operating Referendum & Capital Project Levy

	Capital Project Levy	Operating Referendum Revenue	Difference
Taxes Payable 2026 (Revenue Fiscal Year 2026-27)	\$1,000,000	\$1,000,000	\$0

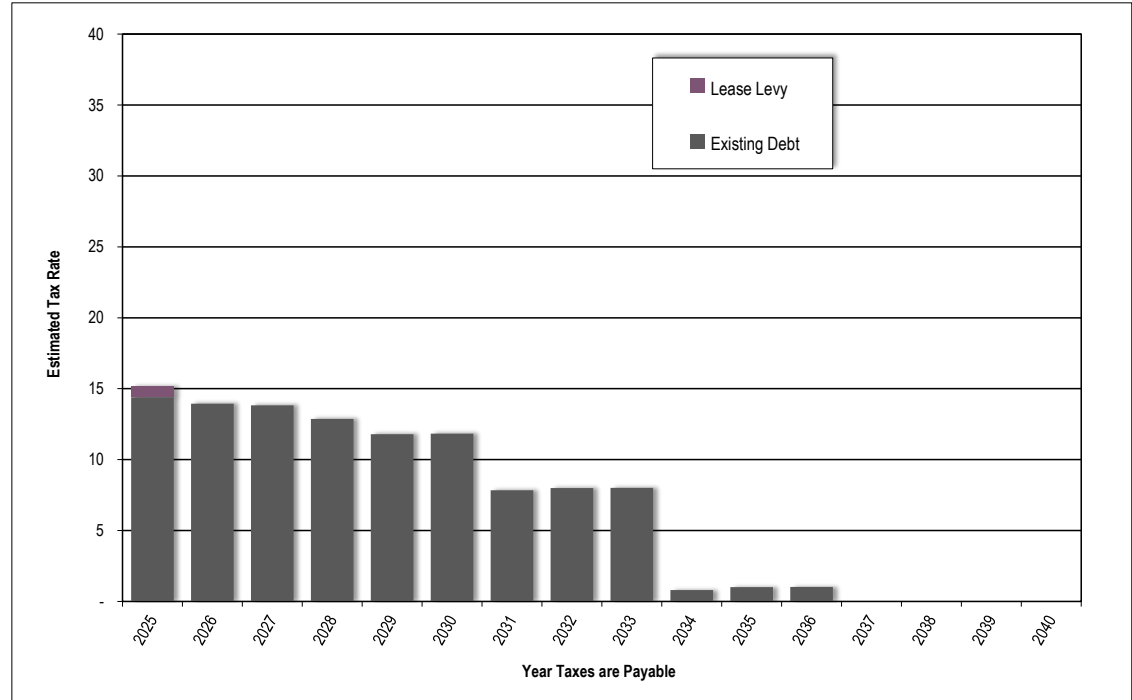
Type of Property	Estimated Market Value	Estimated Annual Tax Impact Taxes Payable in 2026*		
Residential Homestead	\$100,000	\$19	\$36	-\$17
	200,000	51	73	-22
	250,000	68	91	-23
	300,000	84	109	-25
	350,000	101	127	-26
	400,000	117	145	-28
	500,000	150	182	-32
	750,000	244	272	-28
1,000,000	338	363	-25	
Commercial/ Industrial	\$100,000	\$45	\$36	\$9
	250,000	128	91	37
	500,000	278	182	96
	1,000,000	578	363	215
	2,000,000	1,178	726	452
Agricultural Homestead** (average value per acre of land & buildings)	\$2,000	\$0.30	\$0	\$0.30
	3,000	0.45	0	0.45
	4,000	0.60	0	0.60
	5,000	0.75	0	0.75
	6,000	0.90	0	0.90
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$0.60	\$0	\$0.60
	3,000	0.90	0	0.90
	4,000	1.20	0	1.20
	5,000	1.50	0	1.50
	6,000	1.80	0	1.80

Operating Referendum & Capital Project Levy

	Operating Referendum	Capital Project Levy
Tax Levy Based On	Referendum Market Value	Net Tax Capacity
Funding Source	Tax Levy / State Aid	Tax Levy
Authority	Per Pupil	Tax Rate
Inflationary Factor	Optional / CPI	No / Changes with Tax Base
Maximum Amount	\$2,266 per pupil	No maximum
Allowable Uses	Any Operating Expenditure	Technology / Capital Expenditures
Election Dates	November	Feb, Apr, May, Aug, Nov
Maximum Length	10 years	10 years
Board Renewal	Yes (one-time)	No

Existing Debt

- Includes \$4.4 million bonds sold on January 21, 2025 for two purposes:
 - ✓ Indoor Air Quality project at High School (\$1.5 million)
 - ✓ Refunding of existing bonds (\$2.9 million)
- Savings to taxpayers for refunding \$649,500



Bond Referendum

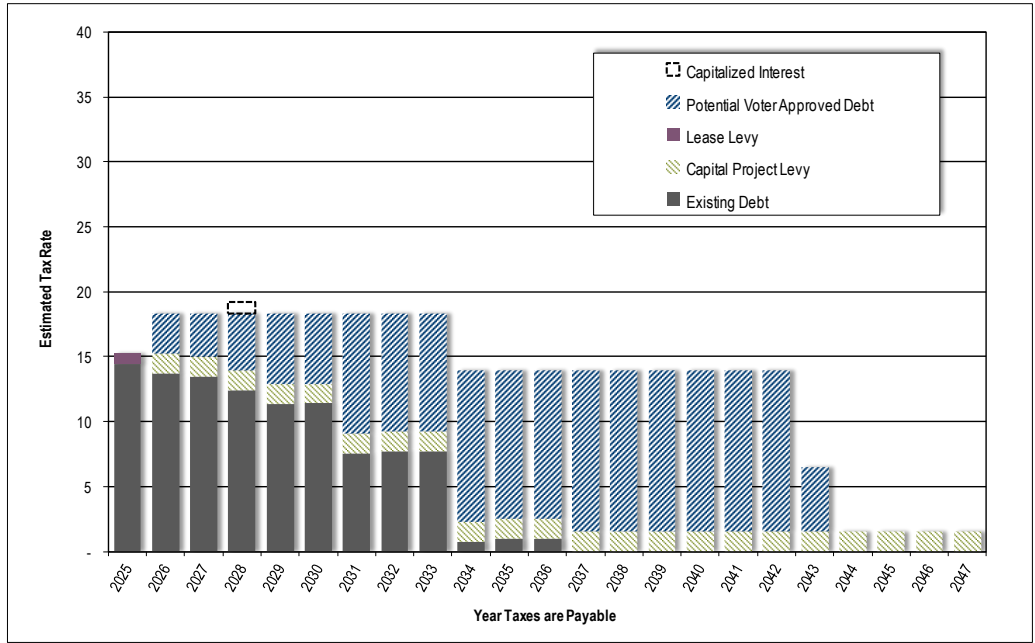
Authorized Bond Issue Amount		\$30,000,000	\$35,000,000	\$40,000,000	\$50,000,000
Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable 2026*			
Residential Homestead	\$100,000	\$17	\$20	\$22	\$28
	200,000	46	54	61	77
	250,000	61	71	81	101
	300,000	75	88	100	126
	350,000	90	105	120	150
	400,000	104	122	139	175
	500,000	134	157	178	224
	750,000	218	255	291	365
1,000,000	302	353	403	505	
Commercial/ Industrial	\$100,000	\$40	\$47	\$54	\$67
	250,000	114	133	152	191
	500,000	248	290	331	415
	1,000,000	516	604	689	864
	2,000,000	1,052	1,232	1,405	1,762
Agricultural Homestead** (average value per acre of land & buildings)	\$2,000	\$0.08	\$0.09	\$0.11	\$0.13
	3,000	0.12	0.14	0.16	0.20
	4,000	0.16	0.19	0.21	0.27
	5,000	0.20	0.24	0.27	0.34
	6,000	0.24	0.28	0.32	0.40
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$0.16	\$0.19	\$0.21	\$0.27
	3,000	0.24	0.28	0.32	0.40
	4,000	0.32	0.38	0.43	0.54
	5,000	0.40	0.47	0.54	0.67
	6,000	0.48	0.57	0.64	0.81

Debt Plan with Bond Referendum

Princeton Public School District No. 477

Estimated Tax Rates for Capital and Debt Service Levies
Existing Commitments and Proposed New Debt

\$35,000,000 Bond Issue
18 Tax Levies
Wrapped Around Existing Debt



Date Prepared: January 27, 2025

Election Timelines

Action	August Election	November Election
Review and Comment Due to MDE:	5/14/2025	8/6/2025
Adopt Resolution Calling the Election:	5/20/2025	8/12/2025
Hold Special Election:	8/12/2025	11/4/2025

Questions?



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