

**ISD No. 2190, Yellow Medicine East
Tax Impact Analysis**

Project Amount	\$74,395,000
Term of Bond	29
Levy Increase at 105%	\$4,446,119
District NTC Value (Prelim Pay 26)	23,600,000
Additional NTC Tax Rate	18.8395%

Property Type	Est. Market Value	Estimated Tax Increase	
		Annual	Monthly
Residential Homestead	\$75,000	\$85	\$7
	100,000	118	10
	150,000	220	18
	200,000	323	27
	300,000	528	44

Commercial - Industrial	\$100,000	\$283	\$24
	250,000	801	67
	500,000	1,743	145

	\$/acre		
Agricultural Homestead*	\$8,000	\$2.26	\$0.19
	9,000	2.54	0.21
	10,000	2.83	0.24

* Homestead land limited to first \$3,800,000 in value. All additional land taxed like Ag non-homestead land.

Agricultural Non Homestead	\$8,000	\$4.52	\$0.38
	9,000	5.09	0.42
	10,000	5.65	0.47

Assumptions

1. Assumes interest rates as of April 4, 2025 + 0.90%.
2. Preliminary pay 2026 net tax capacity as provided by the counties.