Referendum Calculator Update

Mississinewa Community School Corporation • August 14, 2026
Updated county values, an eight-year projection, and legislated homestead-deduction changes

What changed: MCSC and Policy Analytics updated the calculator using Grant County's latest certified net assessed values. The revised estimates may move slightly—generally by only a few dollars for homeowners.

Why the calculator was updated

Mississinewa Community School Corporation has worked with our financial advisor, Policy Analytics, to update the referendum tax calculator using the latest certified net assessed values provided by Grant County. Updated county data slightly changes some estimates, but we do not anticipate drastic differences from the previous calculator.

The largest improvement is that taxpayers can now view estimated liability for each year of the proposed eight-year operating referendum, from 2027 through 2034. The projection incorporates estimated assessed-value growth, changing homestead deductions, the applicable projected referendum rate, and the property information entered by the taxpayer.

Projected assessed-value growth assumptions

The calculator projects annual assessed-value growth using assumptions based on past history. These percentages are estimates—not guarantees of future changes to any individual property.

Projection Year	Assumed AV Growth
2027	3.250%
2028	3.500%
2029	3.750%
2030	4.000%
2031	4.000%
2032	4.000%
2033	4.000%
2034	4.000%

Legislated homestead-deduction changes

The updated calculator also reflects changes to Indiana's standard and supplemental homestead deductions over the next several years. Although the standard deduction is gradually reduced, the supplemental deduction increases. In many cases, the combined changes may reduce what a homeowner would otherwise pay.

Year	Standard Homestead Deduction	Supplemental Homestead Deduction
2026	$48,000	40%
2027	$40,000	46%
2028	$30,000	52%
2029	$20,000	57%
2030	$10,000	62%
2031 and beyond	$0	66.7% maximum

Check your personalized estimate

Your actual estimate depends on your property's gross assessed value, property type, applicable deductions, tax caps, and other individual circumstances. Check your latest property assessment, then enter the gross assessed value into the calculator.

Open the updated referendum calculator: olemiss.k12.in.us/2026-operating-referendum/referendum-calculator

Please remember: Every amount shown is an estimate. Future assessed values and individual property circumstances may differ from the assumptions used by the calculator.

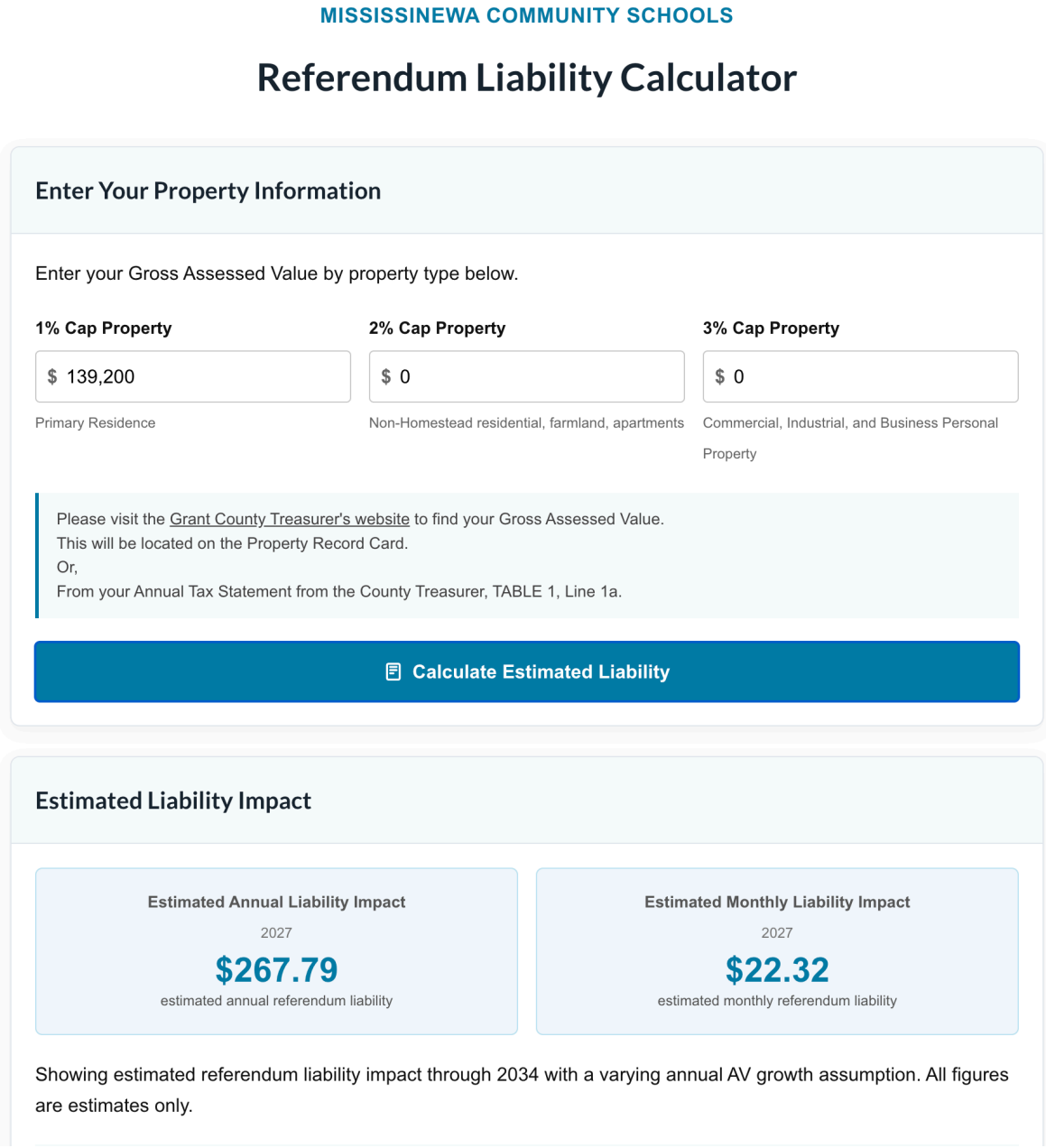
How to use the calculator

1. Locate your property's current gross assessed value on the Grant County property record card or on Table 1, Line 1a of your annual tax statement.
2. Enter the value in the appropriate 1%, 2%, or 3% property-cap field.
3. Select "Calculate Estimated Liability" to view annual and monthly estimates through 2034.
4. Review the year-by-year calculation, including projected gross AV, deductions, net AV, projected rate, and estimated liability.

Questions? Please contact Superintendent Jeremy Fewell at 765-475-6412.

What the new calculator looks like

Figure 1. Example using a $139,200 primary residence. Enter the gross assessed value in the appropriate property-cap field, then select “Calculate Estimated Liability.”



This example uses a $139,200 gross assessed value for a primary residence and produces a 2027 estimate of $267.79 annually, or $22.32 monthly.

Understanding the eight-year results

Figure 2. Detailed eight-year results for the $139,200 primary-residence example. This illustration is not a universal estimate; each taxpayer should enter their own current property information.

Estimated Liability Impact

Estimated Annual Liability Impact

2027

$267.79

estimated annual referendum liability

Estimated Monthly Liability Impact

2027

$22.32

estimated monthly referendum liability

Showing estimated referendum liability impact through 2034 with a varying annual AV growth assumption. All figures are estimates only.

Line Item	2027	2028	2029	2030	2031	2032	2033	2034
Total Gross AV	$143,724	$148,754	$154,333	$160,506	$166,926	$173,603	$180,547	$187,769
Less: Homestead Deduction	($40,000)	($30,000)	($20,000)	($10,000)	$0	$0	$0	$0
Less: Supplemental Homestead Deduction	($47,713)	($61,752)	($76,570)	($93,314)	($111,340)	($115,793)	($120,425)	($125,242)
Less: Cap 2 AV Deduction	$0	$0	$0	$0	$0	$0	$0	$0
Total Net Assessed Value	**$56,011**	**$57,002**	**$57,763**	**$57,192**	**$55,586**	**$57,810**	**$60,122**	**$62,527**
x Rate (per $100 AV)	0.4781	0.4799	0.4824	0.4876	0.4950	0.4796	0.4642	0.4489
Annual Referendum Liability	**$267.79**	**$273.55**	**$278.65**	**$278.87**	**$275.15**	**$277.26**	**$279.09**	**$280.68**
Monthly Referendum Liability	**$22.32**	**$22.80**	**$23.22**	**$23.24**	**$22.93**	**$23.10**	**$23.26**	**$23.39**

Notes

1. Real property assessments are adjusted annually due to changes in market conditions. Taxpayer liability will change in relation to changes in

For this example, the estimated annual liability ranges from $267.79 to $280.68 during the eight-year period, while the monthly estimate ranges from $22.32 to $23.39.

Year-by-year trend and calculator notes

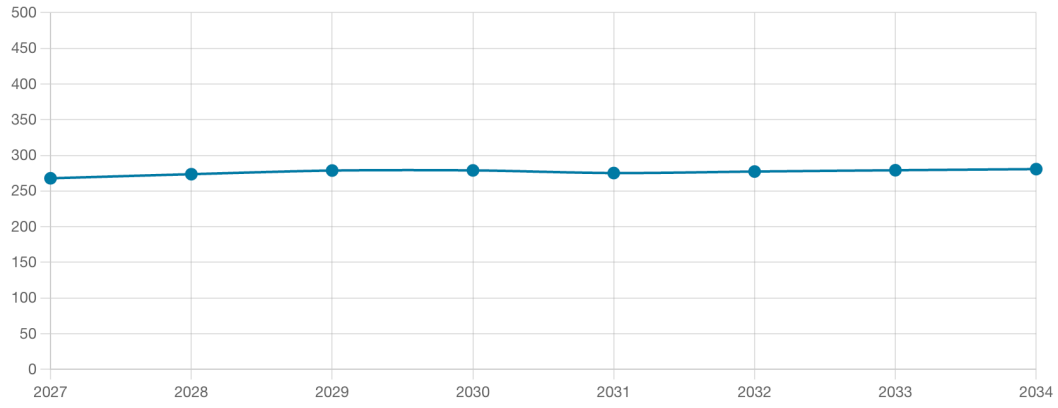
Figure 3. Calculator notes and the annual referendum-liability trend for the $139,200 primary-residence example.

Notes

1. Real property assessments are adjusted annually due to changes in market conditions. Taxpayer liability will change in relation to changes in parcel gross assessed value.
2. Homestead Deduction Footnote
3. Cap 2 deduction footnote

For illustrative purposes only. Actual results may vary.

Annual Referendum Liability — Year by Year



The chart provides a quick visual comparison of the projected annual liability. Actual results may vary as real property assessments change with market conditions.