



Alexandria Public Schools

Rich tradition. Bright future.

**Alexandria
Public Schools
ISD #206**

**Public Hearing for Taxes
Payable in 2023**

DECEMBER 19, 2022

PRESENTED BY:

TREVOR PETERSON

DIRECTOR OF BUSINESS SERVICES

Minnesota State Law Requirements

A Public Meeting...

- Between November 25th & December 28th
- At 6:00 PM or later
- May be part of regularly scheduled meeting
- Must allow for public comments
- May adopt final levy at same meeting

...and Presentation of:

- Current year budget
- Proposed property tax levy

Truth in Taxation Hearing Agenda

- Background on Property Tax Levies
- Legislative Changes that Affect the 2023 Levy
- Information on School Funding
- Budget
- Proposed Tax Levy for Taxes Payable in 2023
- Estimated Impact on Taxpayers
- Minnesota Property Tax Refunds
- Public Comments



Background on Property Tax Levies

Property Tax Background

- Every owner of taxable property pays property taxes to various “taxing jurisdictions” (county, city/township, school district, special districts) in which property is located
- Each taxing jurisdiction sets own tax levy, often based on limits in state law
- County sends bills, collects taxes from property owners & distributes funds back to other taxing jurisdictions

MN Legislature Must Set Funding for Minnesota Public Schools

Minnesota Constitution ARTICLE XIII

MISCELLANEOUS SUBJECTS

Section 1

“UNIFORM SYSTEM OF PUBLIC SCHOOLS. The stability of a republican form of government depending mainly upon the intelligence of the people, it is the duty of the legislature to establish a general and uniform system of public schools. The *legislature shall make such provisions by taxation or otherwise* as will secure a thorough and efficient system of public schools throughout the state.”

Funding is Highly Regulated

State Sets:

- Formulas which determine revenue
 - Most revenue based on specified amounts per pupil
- Tax policy for local schools
- Maximum authorized property tax levy
 - Districts can levy less, but not more than amount authorized by state, unless approved by voters in November

State also authorizes school board to submit referendums for operating & capital needs to voters for approval

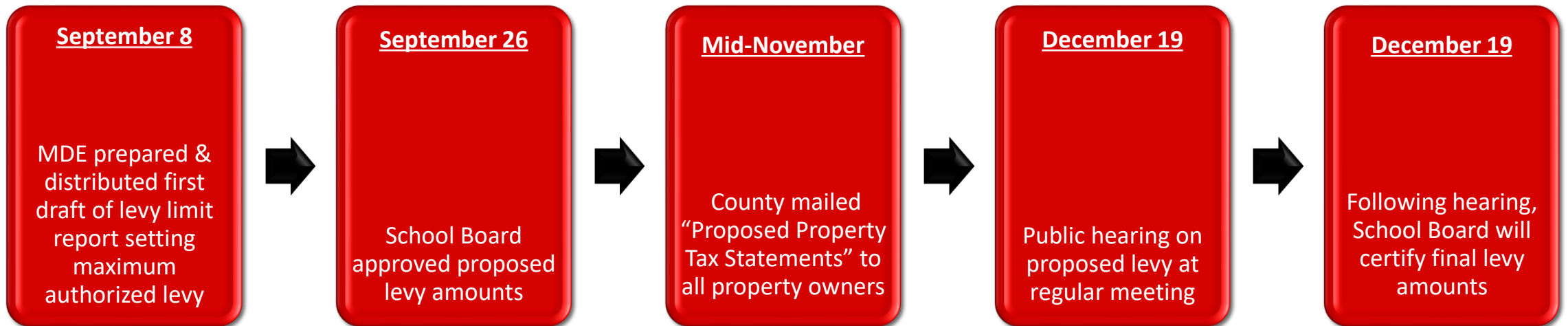
Complexity of MN School District Property Tax System

- Comprised of 39 pages of levy calculations
- Contains 40 different levy categories
- Calculated on two property tax bases
 - Referendum Market Value (RMV)
 - Net Tax Capacity (NTC)
- Contains 4 different funds
 - General Fund, Community Service, Debt Service, OPEB Debt Service
- Separated into two categories on property tax statements
 - Voter Approved Levies
 - Other Local Levies

Levy Timeline Overview

- Proposed levy certified in September 2022
- Final levy certified in December 2022
- Payable 2023 means collected from taxpayers in calendar year 2023
 - 1st half due May 15th, 2023
 - 2nd half due October 15th, 2023
- Provides revenue for the district in Fiscal Year 2023-24
 - July 2023 – June 2024

Levy Timeline Overview



Difference in Levy Cycles



School Districts

- Budget year begins July 1st
- 2023 taxes provide revenue for 2023-24 fiscal year



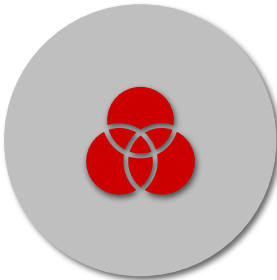
Cities, Counties & Townships

- Budget year begins January 1st
- 2023 taxes provide revenue for 2023 calendar year budget

Payable 2023 Property Tax Levy



Levy Calculation



Levy Comparisons



Notable Levy Changes



Impact on Taxpayers

School District Property Tax Process

Some levy categories, tax rates & levy amounts are based on referendum market value, and some are based on tax capacity.

Of these six steps, school districts have control over only one of the steps.

Step 1

City or County Assessor (Douglas & Pope County) determines estimated market value and property classification for each parcel of property.

Step 2

Step 3

Step 4

Step 5

Step 6

School District Property Tax Process

Residential & Agricultural Homestead

- house, garage & 1 acre
- 1.00% up to \$500,000
- 1.25% over \$500,000

Commercial

- 1.50% up to \$150,000
- 2.00% over \$150,000

Agricultural Land & Buildings

- 0.50% up to \$1,900,000
- 1.00% over \$1,900,000

Step 1

City or County Assessor (Douglas & Pope County) determines estimated market value and property classification for each parcel of property.

Step 2

Legislature sets formulas for tax capacity and school district levy limits.

Step 3

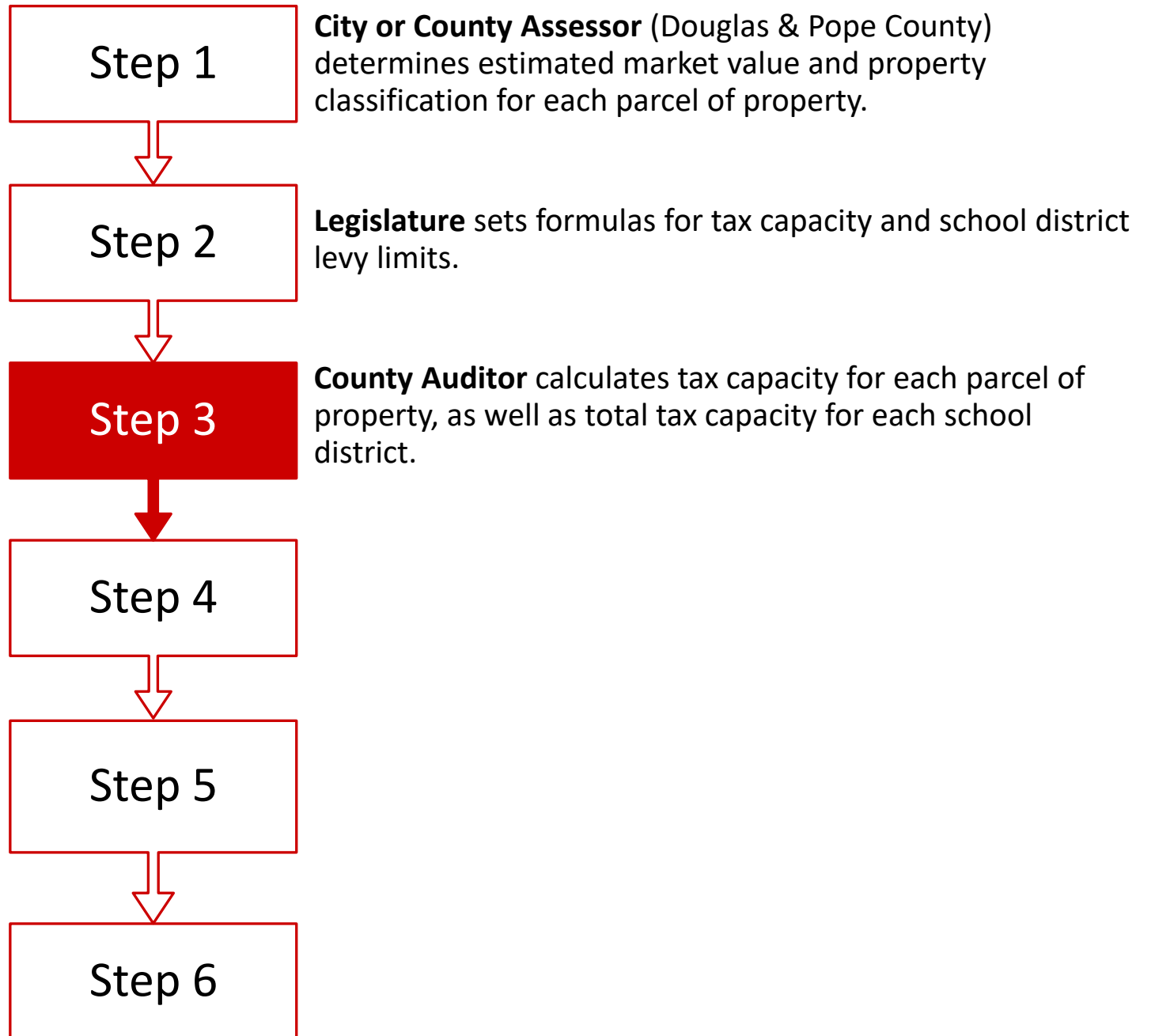
Step 4

Step 5

Step 6

School District Property Tax Process

A property's tax capacity is determined by multiplying the property's market value by the relevant class rate. Class rates are set by statute, vary by property type, and are uniform statewide.



School District Property Tax Process

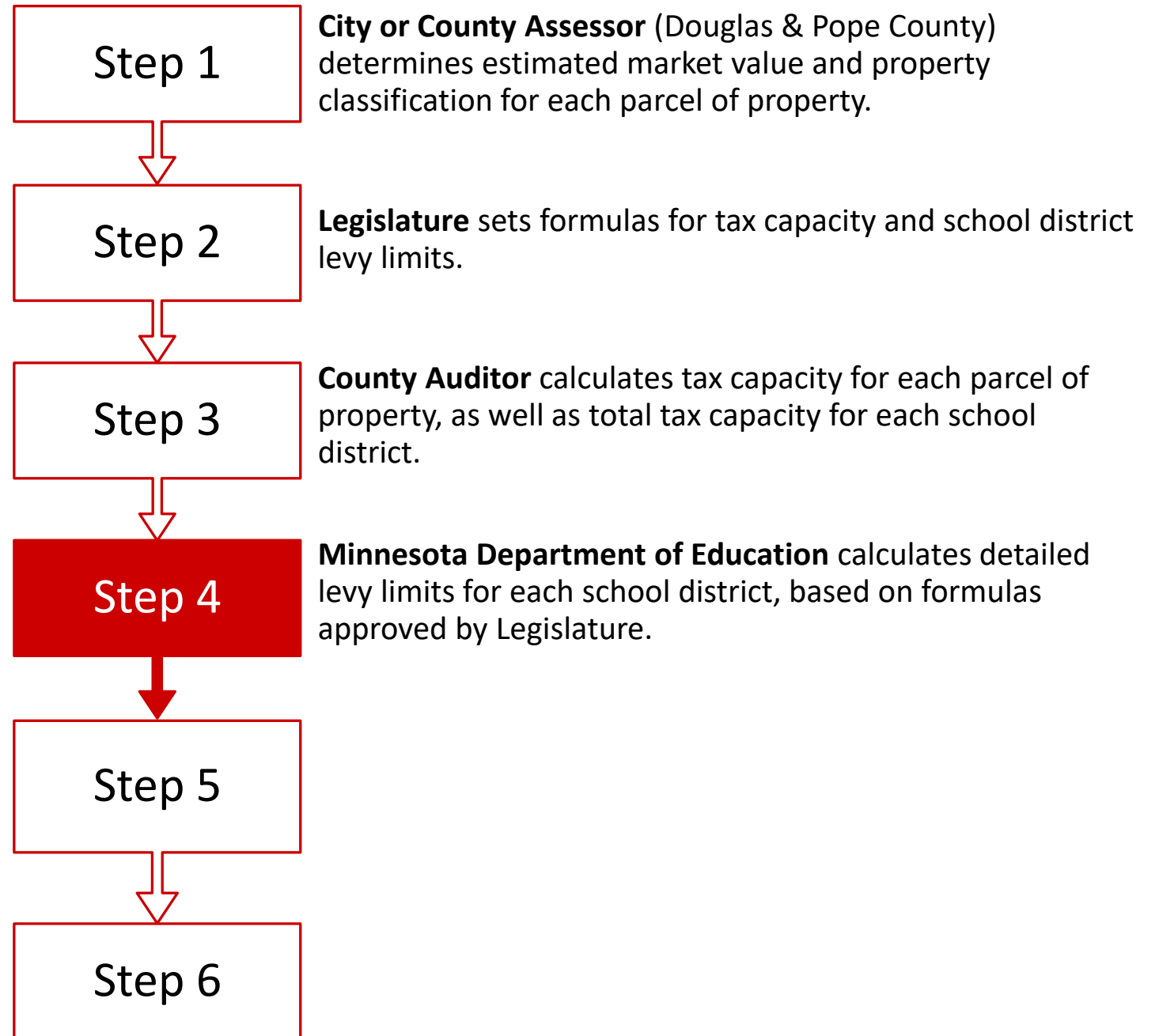
Each category has its own unique set of calculations. Many formulas are based on a per-pupil basis, while others are more specific.

Operating Capital

- Based on age and square footage of district buildings

Transportation Sparsity

- Based on attendance area and number of square miles per resident student



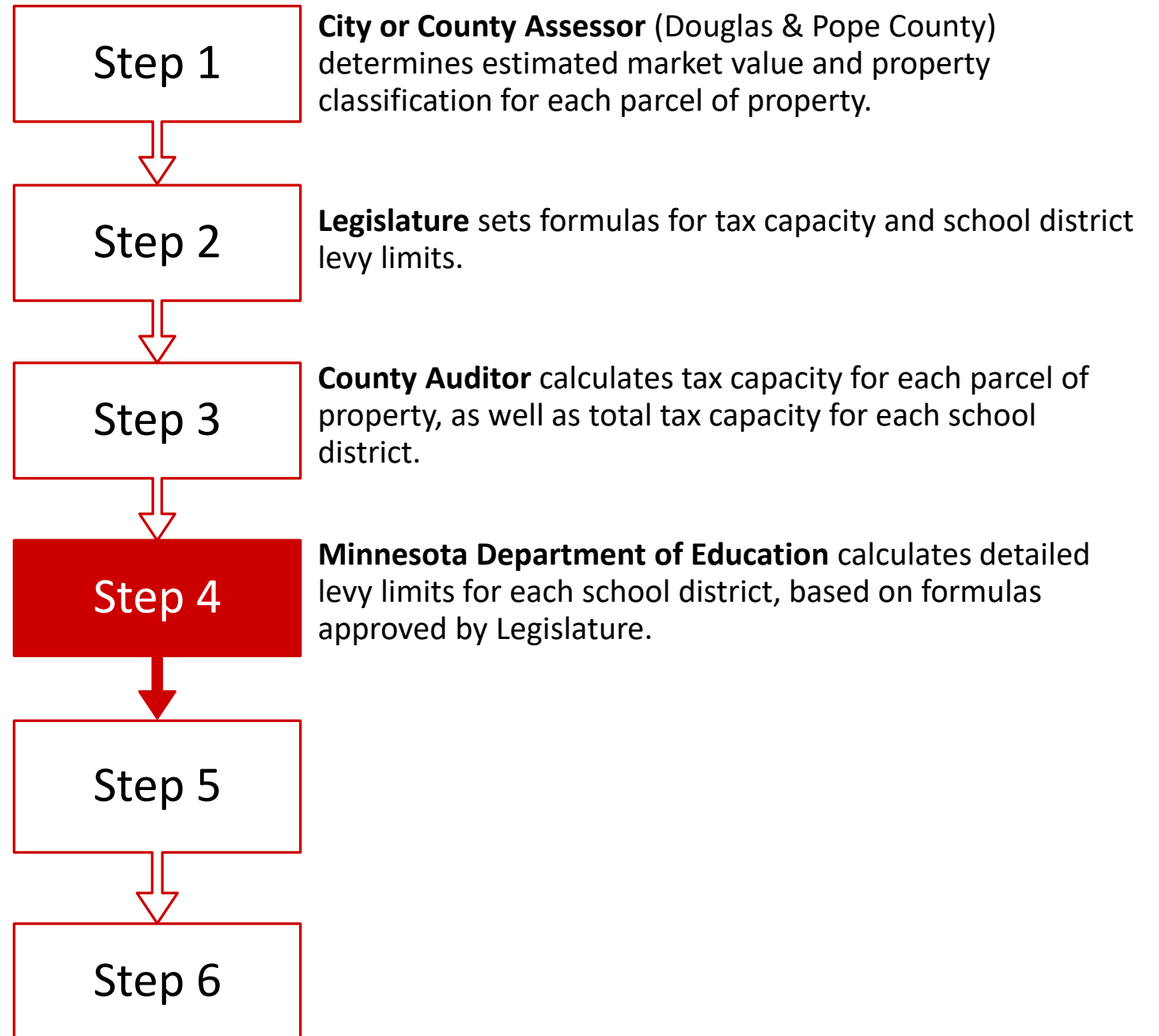
School District Property Tax Process

Equity Revenue

- Based on a district's per-pupil revenue (basic formula, referendum, transition, up to \$300 LOR) compared to the state average
 - APS = \$7,773.12
 - Rural 5th Percentile = \$7,163.00
 - Rural 95th Percentile = \$9,153.22

Career & Technical

- 35% of eligible expenditures



School District Property Tax Process

Step 1

City or County Assessor (Douglas & Pope County) determines estimated market value and property classification for each parcel of property.

Step 2

Legislature sets formulas for tax capacity and school district levy limits.

Step 3

County Auditor calculates tax capacity for each parcel of property, as well as total tax capacity for each school district.

Step 4

Minnesota Department of Education calculates detailed levy limits for each school district, based on formulas approved by Legislature.

Step 5

School Board adopts a proposed levy in September. After a public hearing, board adopts a final levy in December. Final levy cannot be more than proposed levy, except for amounts approved by voters.

Step 6

School District Property Tax Process

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Step 6

County Auditor divides final levy by district's total tax capacity to determine tax rate needed to raise levy amount.

Sample of parcel specific notice mailed to every property owner between November 11 & November 24

Contents:

- Estimated Market Value of property ⁽¹⁾
 - Change in property value has a large impact
- Homestead Exclusion ⁽²⁾
 - Value excluded or deferred from taxation
- Taxable Market Value ⁽³⁾
- Property Classification ⁽⁴⁾
 - Different tax capacity calculations for different classifications
- Proposed property taxes compared to last year ⁽⁵⁾
 - By taxing jurisdiction
 - By voter approved & other for school district ⁽⁶⁾
 - 2 separate line items, but no total
- Time & place of public meetings ⁽⁷⁾

 **Spruce County**
Jane Smith, Auditor-Treasurer
345 12th Street East, Box 78
Spruceville, MN 55555-5555
(555) 345-6789
www.co.spruce.mn.us

TAXPAYER(S):
John and Mary Johnson
123 Pine Rd S
Spruceville, MN 55555-5555

Property Information
PIN Number: 01 234 56 789 R1 Property Address: 789 Pine Rd S
Spruceville, MN 55555

Property Description:
Lot 1, Block 1, Spruce Acres Subdivision

PROPOSED TAXES 2023			
THIS IS NOT A BILL. DO NOT PAY.			
VALUES AND CLASSIFICATION			
Step		2022	2023
1	Taxes Payable Year		
	Estimated Market Value	\$125,000	\$150,000
	Homestead Exclusion	\$	\$23,800
	Taxable Market Value	\$125,000	\$126,200
	Class	Res N/Hmst	Res Hmst
PROPOSED TAX			
Step			
2	Property Taxes before credits	\$1,562.46	
	School building bond credit	\$ 12.00	
	Agricultural market value credit		
	Other credits		
	Property Taxes after credits	\$1,550.46	
PROPERTY TAX STATEMENT			
Step			
3			Coming in 2023
The time to provide feedback on PROPOSED LEVIES is NOW			

Proposed Property Taxes and Meetings by Jurisdiction for Your Property			
Contact Information	Meeting Information	Actual 2022	Proposed 2023
State General Tax	No meeting required	\$0	\$0
County of Spruce Spruce County Courthouse 123 Spruce St Spruceville, MN 55555 www.co.spruce.mn.us (555) 123-4567	December 2, 7:00 PM	\$438.06	\$484.18
City of Spruceville Mayor's Office 456 Spruce St Spruceville, MN 55555 www.ci.spruceville.mn.us (555) 123-7854	December 1, 6:30 PM Spruceville City Hall	\$273.79	\$312.06
Spruceville School District 999 150 1st St N Spruceville, MN 55555 www.spruceville.k12.mn.us (555) 123-6780 Voter Approved Levies Other Levies	December 9, 7:00 PM Spruceville High School Cafeteria	\$289.35 \$340.11	\$296.68 \$374.60
Metrol Special Taxing Districts		\$57.76	\$58.70
Spruceville Metropolitan Council www.spruce.metrocouncil.org (555) 555-5555 Spruceville, MN 55055	December 12, 7:30 PM Spruce Park Centre 500 Pine St.		
Other Special Taxing Districts Tax Increment Tax	No meeting required No meeting required	\$12.80 \$10.15	\$13.02 \$11.22
Total excluding any special assessments:		\$1,422.02	\$1,660.46 9.0%



Legislative Changes that Affect the 2023 Levy

Legislative Changes that Affect the 2023 Levy

- The 2023 Legislature will address the next biennium for formula allowances for the 2023-24 and 2024-25 fiscal years
- The 2022 Payable 2023 levy reflects the current 2022-23 General Education Basic formula for the 2023-24 fiscal year of \$6,863.00 per Adjusted Pupil Unit
- At this time, no legislative changes affect the 2022 Payable 2023 levy



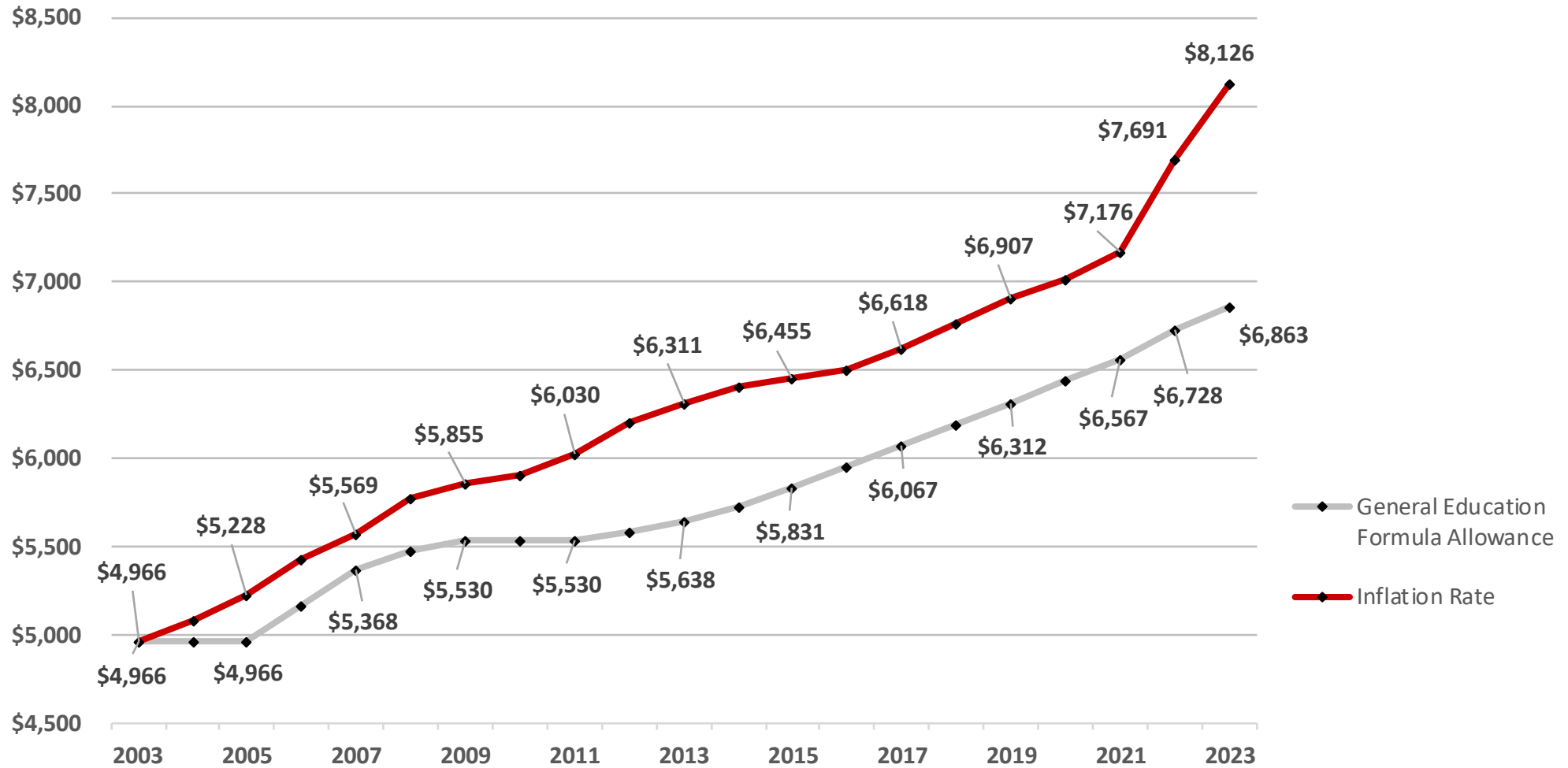
Information on School Funding

Basic General Education Formula Lags Inflation

- Since 2002-03, state General Education Revenue formula has not kept pace with inflation
- For Fiscal Year 2021-22, an increase of 2.45% or \$161 over previous year was approved
- For Fiscal Year 2022-23, an increase of 2.00% or \$135 over previous year was approved

Per-pupil allowance for Fiscal Year 2022-23 of \$6,863 would need to increase by another \$1,263 (18.4%) to have kept pace with inflation since 2002-03, resulting in an allowance of \$8,126

General Education Formula Allowance (2003-2023)



According to MN Department of Education (MDE):

FY 2020 costs of providing programs were underfunded statewide by \$591 million

By FY 2025 costs of providing programs statewide will be underfunded by \$806 million



Primary options to bridge funding gap are to cut regular program budgets or increase referendum revenue, most districts have done both

Underfunding of
Special Education

Change in Tax Levy does not Determine Change in Budget



Tax levy is based on many state-determined formulas plus voter approved referendums



Some increases in tax levies are revenue neutral, offset by reductions in state aid



Expenditure budget is limited by state-set revenue formulas, voter-approved levies & fund balance



An increase in school taxes does not always correlate to an equal increase in budget



Budget

Budget Information

Because approval of school district budget lags certification of tax levy by six months, state requires only current year budget information be presented at this hearing. A preliminary Fiscal Year 2023-24 budget will be adopted by the School Board in June 2023.

School district budgets are divided into separate funds, based on purposes of revenue, as required by law.

Our District's Funds:

- General (includes Student Activity Funds)
- Food Service
- Community Service
- Building Construction
- Debt Service
- Internal Service
- OPEB* Debt Service

**Other Post-Employment Benefits*



District Revenues & Expenditures

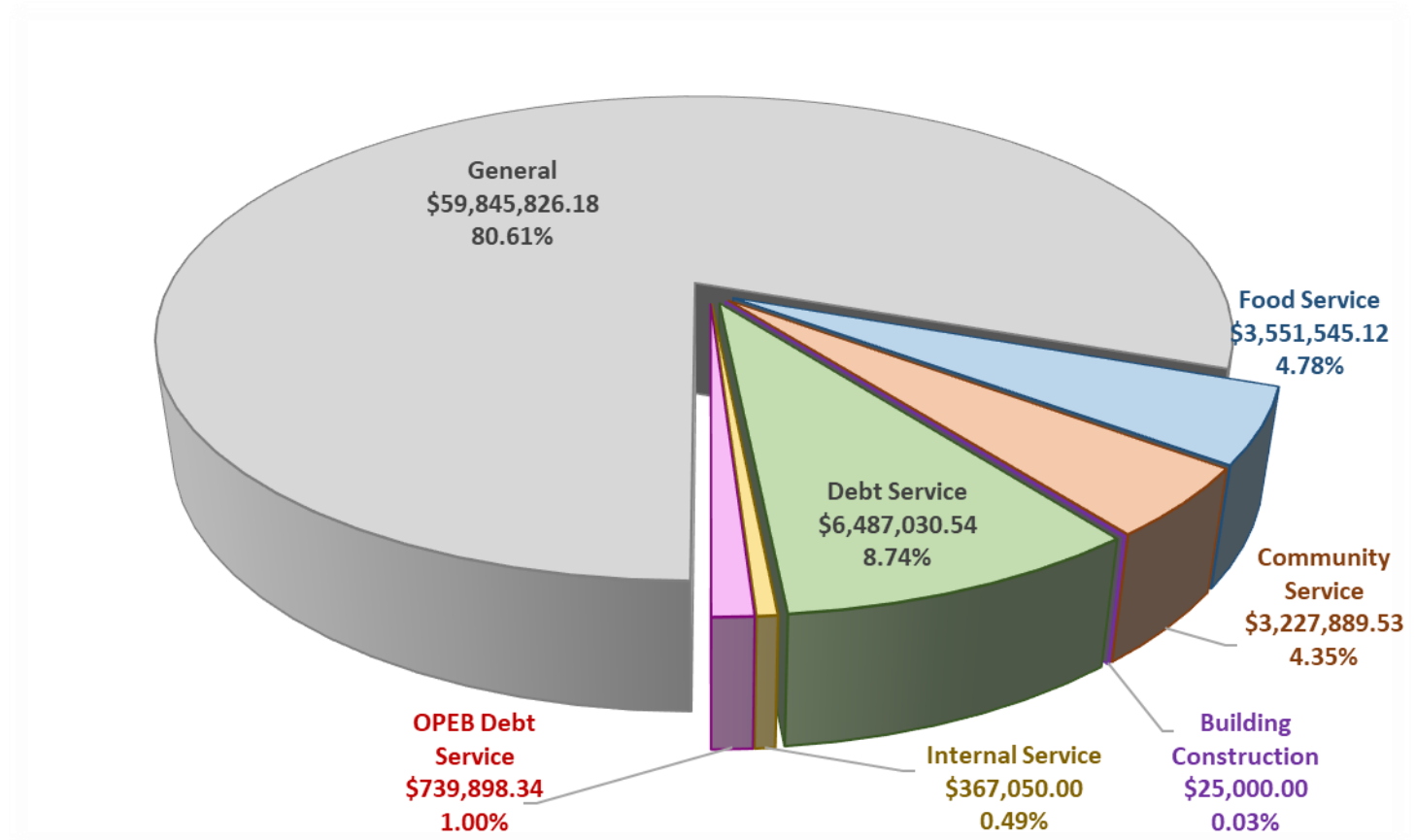
Actual for FY 2021-22 & Budget for FY 2022-23

FUND	Beginning	FY 2021-22 Actual		Ending	FY 2022-23 Budget		Projected
	Fund Balance	Revenues &	Expenditures &	Fund Balance	Revenues &	Expenditures &	Fund Balance
	7/1/2021	Transfers In	Transfers Out	6/30/2022	Transfers In	Transfers Out	6/30/2022
General (Restricted) *	\$ 501,649.83	\$ 4,593,226.77	\$ 4,549,323.93	\$ 545,552.67	\$ 4,727,374.99	\$ 4,609,031.20	\$ 663,896.46
General (Other)	9,109,382.54	51,331,569.20	52,939,044.74	7,501,907.00	55,118,451.19	56,907,963.91	5,712,394.28
Food Service	640,546.88	3,993,358.15	3,606,378.69	1,027,526.34	3,551,545.12	4,211,365.80	367,705.66
Community Service	1,503,231.16	3,099,516.97	3,319,801.06	1,282,947.07	3,227,889.53	3,721,268.49	789,568.11
Building Construction	(555,380.21)	11,154,784.72	6,918,021.48	3,681,383.03	25,000.00	4,001,490.48	(295,107.45)
Debt Service	(206,771.03)	6,531,237.58	6,292,388.05	32,078.50	6,487,030.54	6,179,318.76	339,790.28
Internal Service	87,219.29	361,106.13	400,593.27	47,732.15	367,050.00	460,000.00	(45,217.85)
OPEB Debt Service	(43,325.15)	740,143.53	704,877.50	(8,059.12)	739,898.34	703,377.50	28,461.72
TOTALS	\$ 11,036,553.31	\$ 81,804,943.05	\$ 78,730,428.72	\$ 14,111,067.64	\$ 74,244,239.71	\$ 80,793,816.14	\$ 7,561,491.21

* includes Student Activity Funds

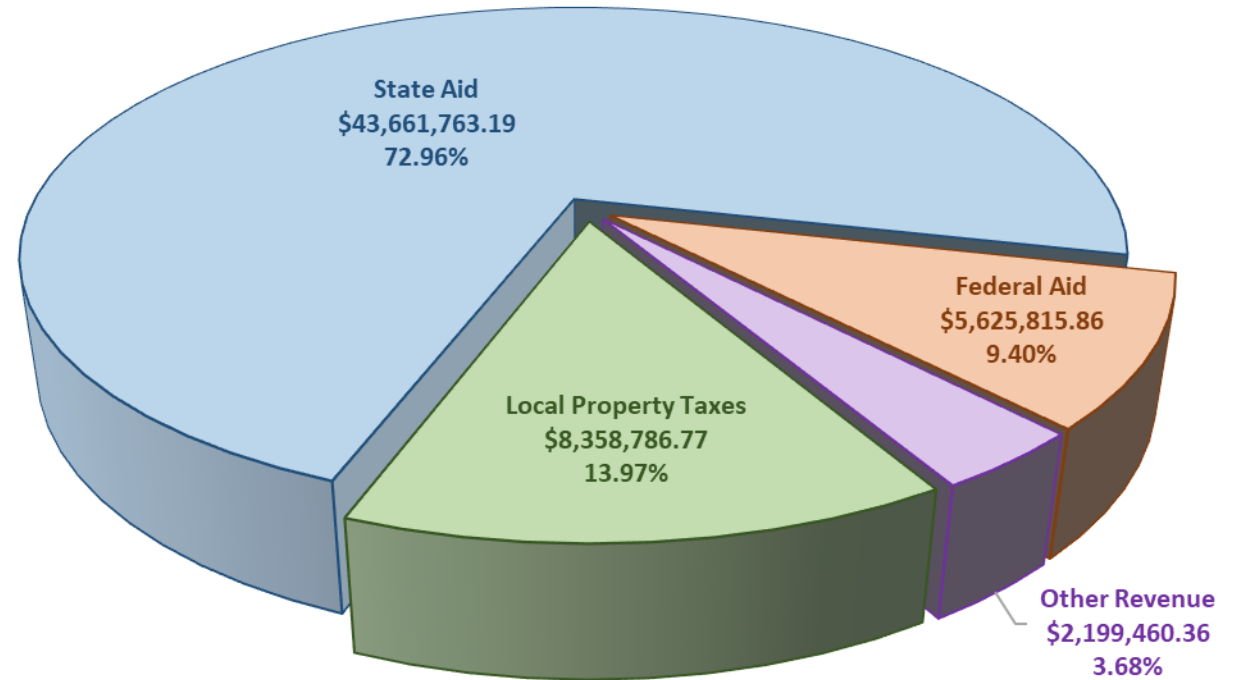
Revenue - All Funds -

2022-23 Budget
\$74,244,239.71



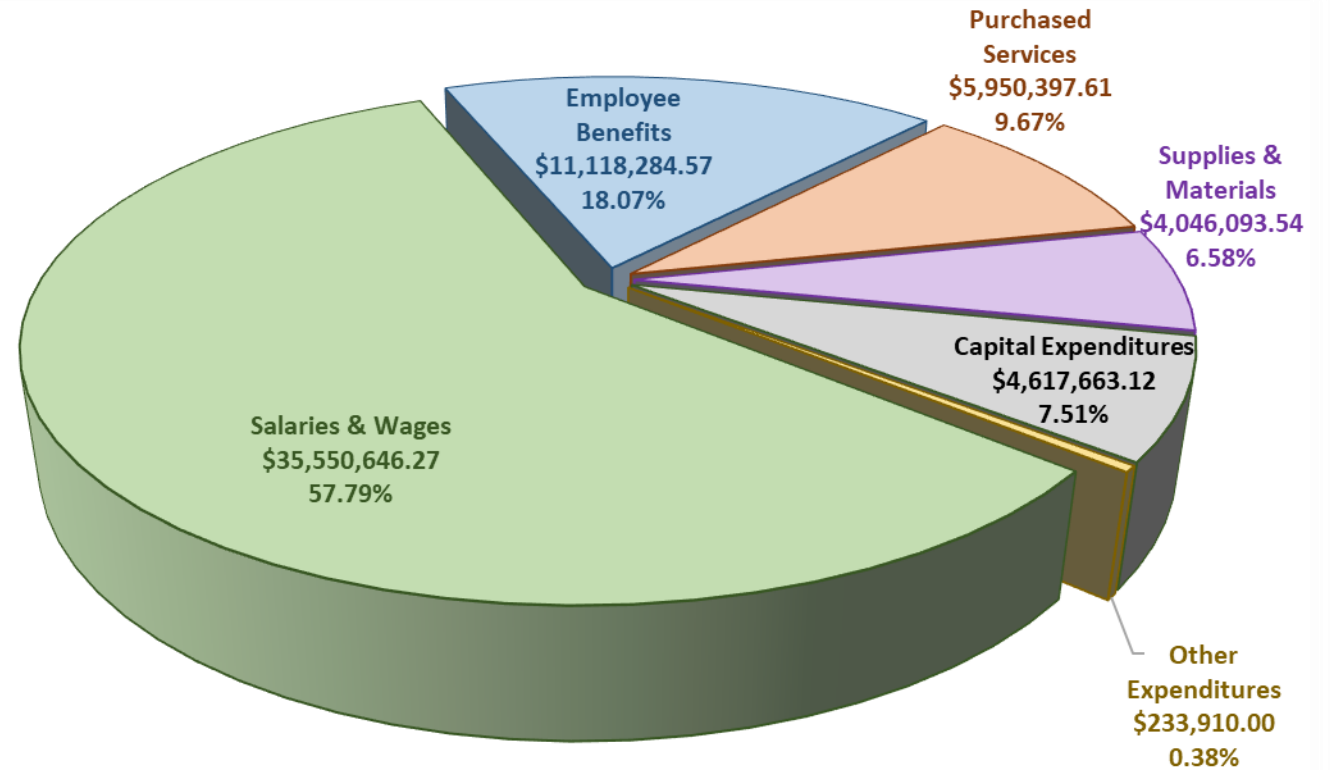
General Fund Revenue

2022-23 Budget
\$59,845,826.18



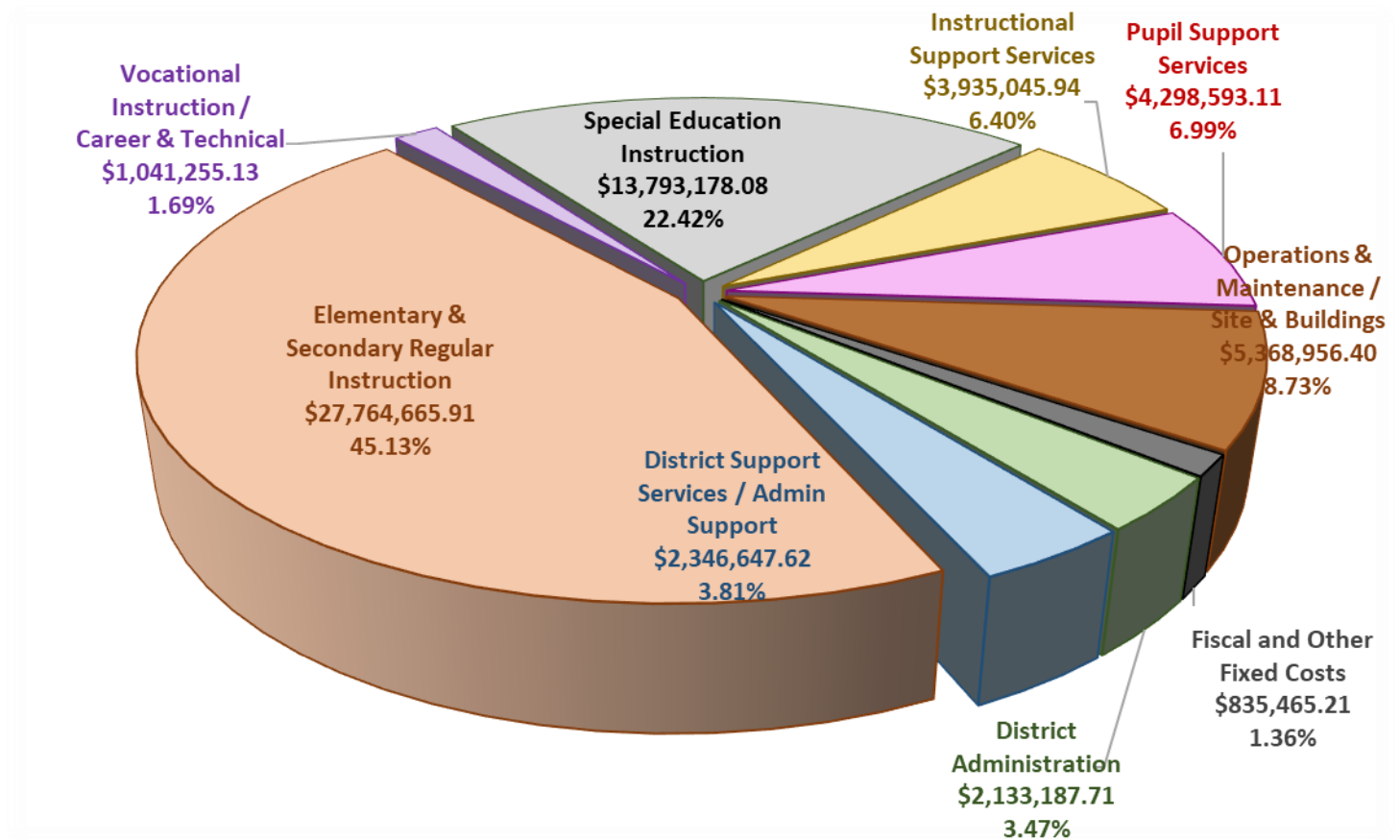
General Fund Expenditures - by Object -

2022-23 Budget
\$61,516,995.11



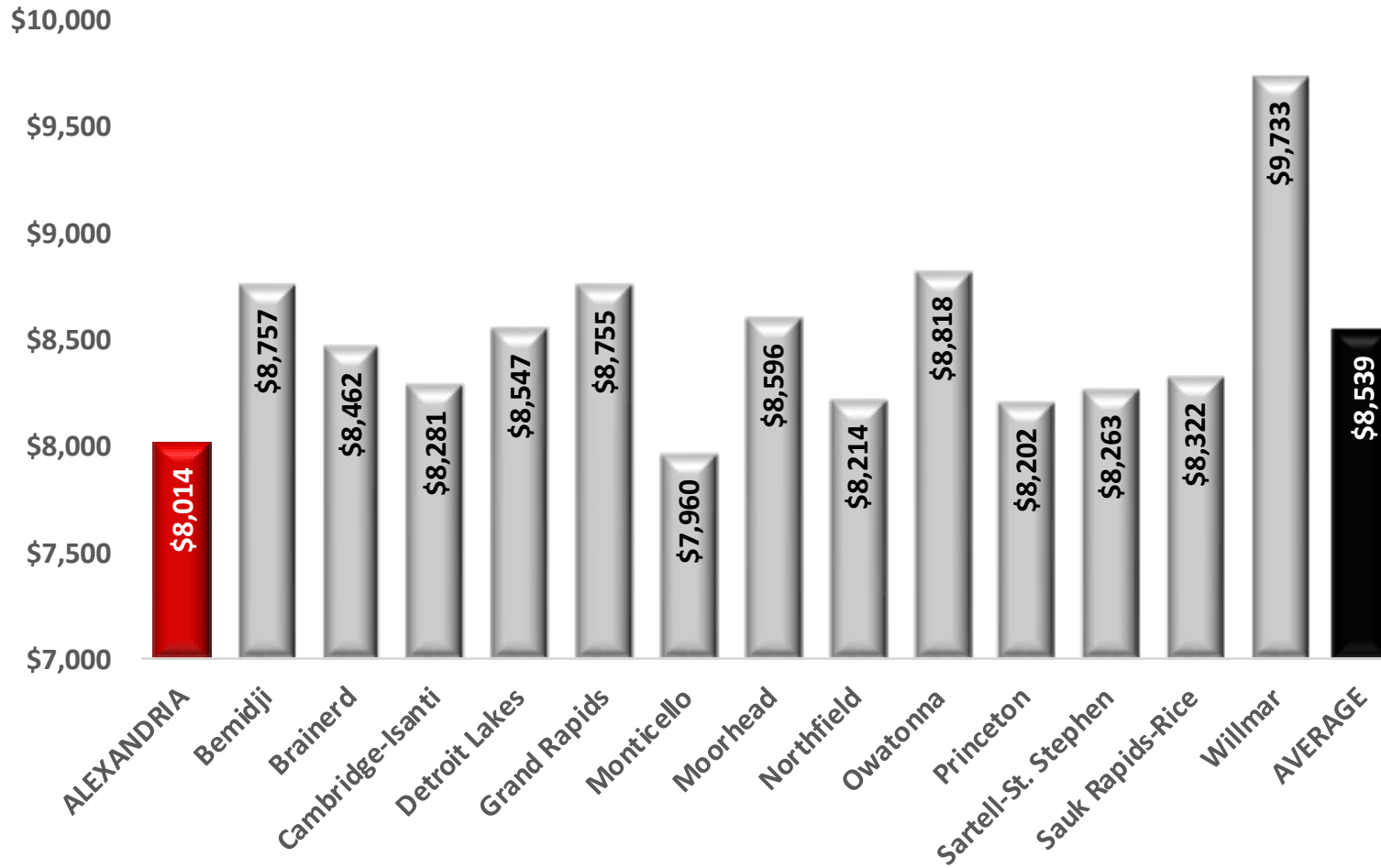
General Fund Expenditures - by Program -

2022-23 Budget
\$61,516,995.11



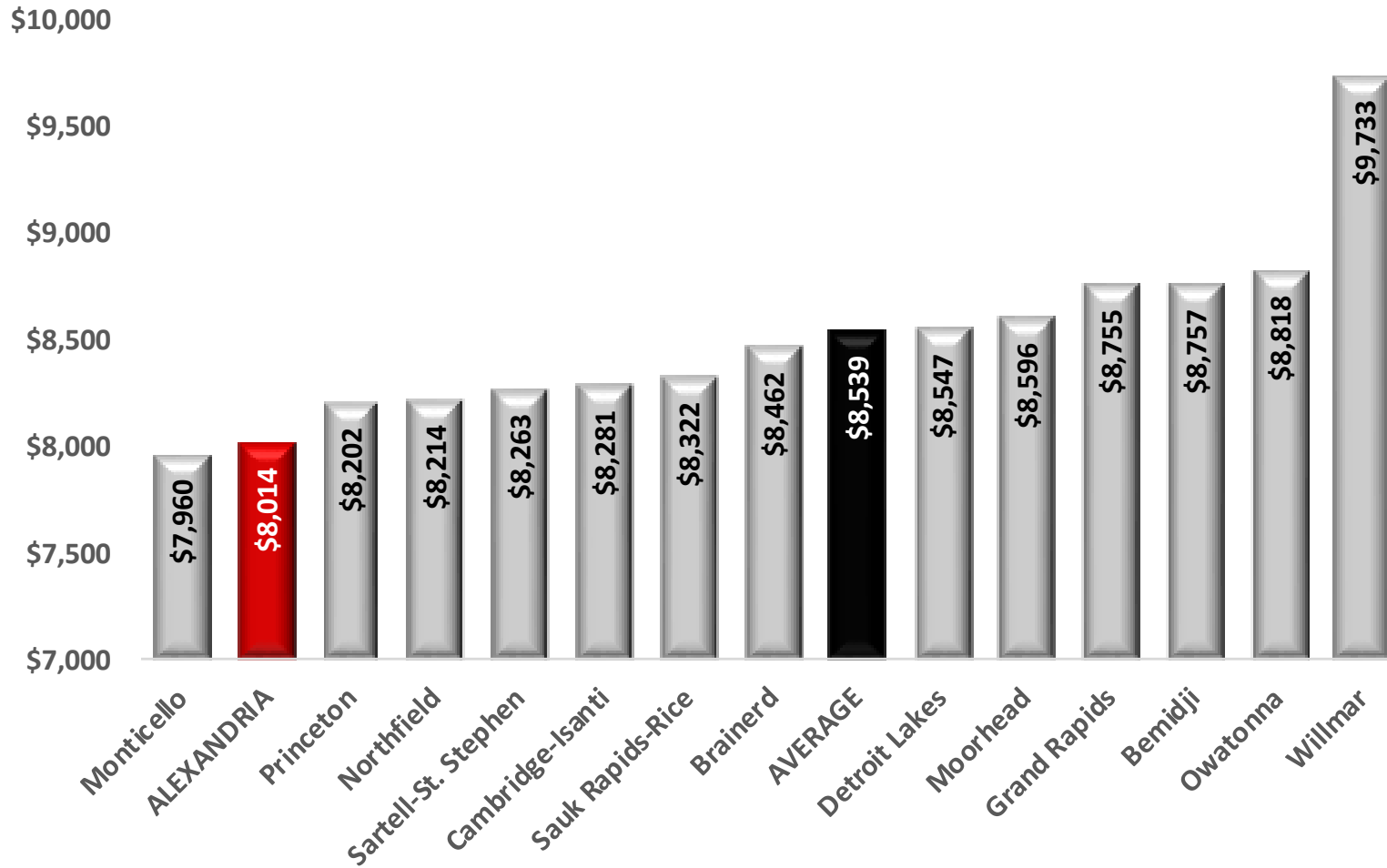
General Education Aid per ADM (2021-22)

(Alphabetical)



General Education Aid per ADM (2021-22)

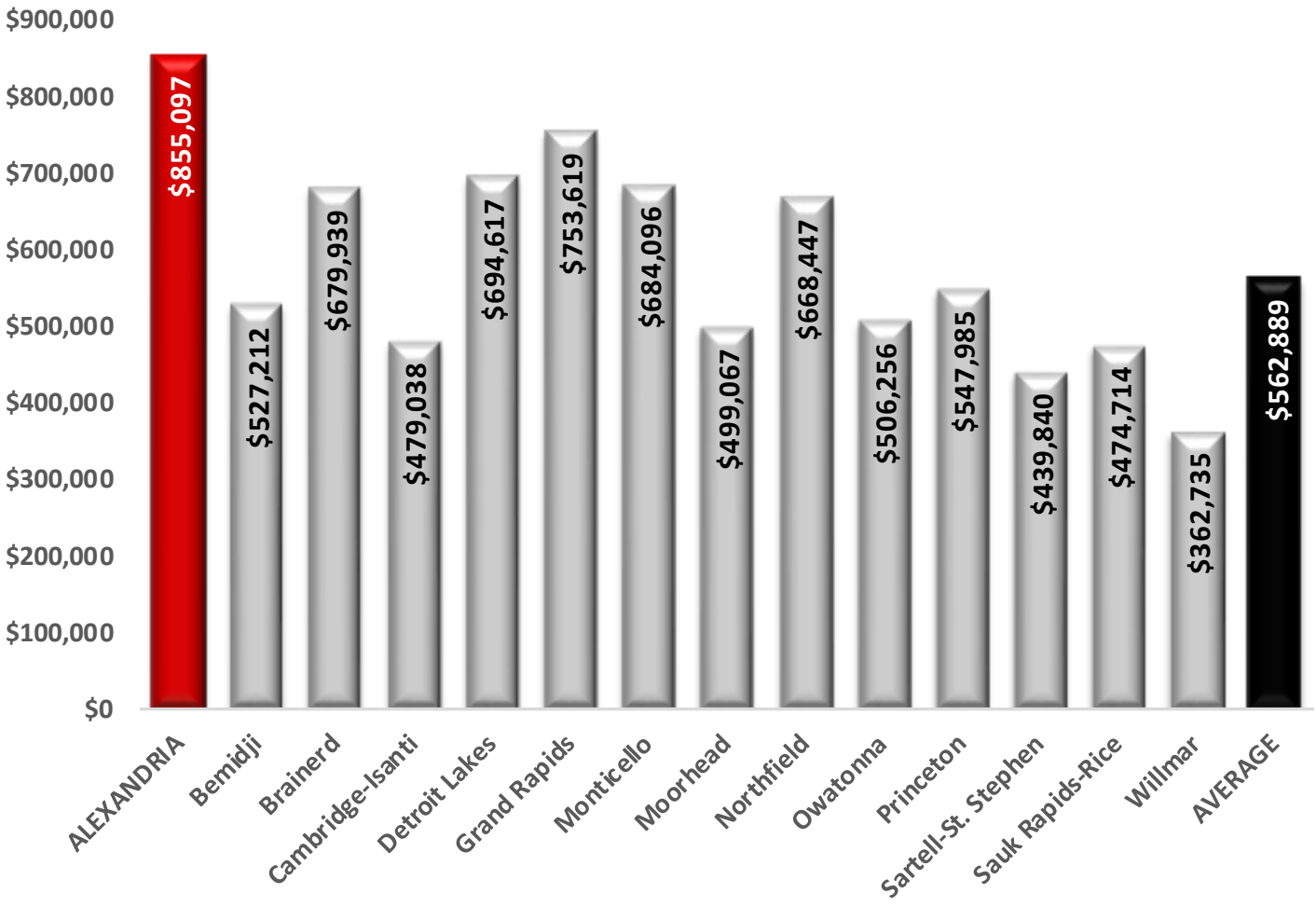
(Lowest to Highest)



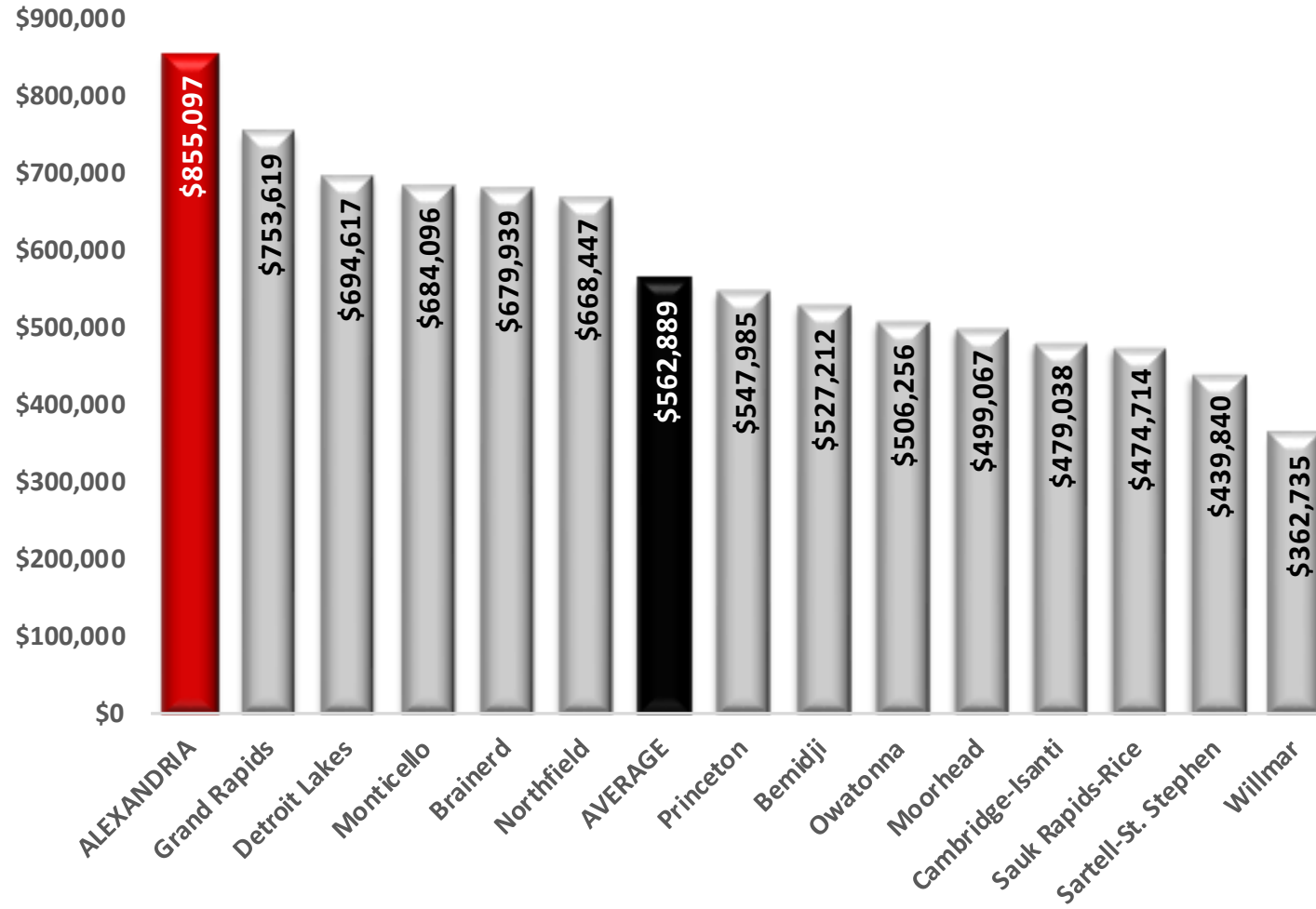
Equalization Aid

- Based on Referendum Market Value (RMV) per Resident Student
- Higher RMV per Resident Student equates to less equalization aid and more responsibility to local levy
- Our district calculates to be a very property-rich district
 - This leads to limited ability to receive equalization aid and mandates the balance to be shifted heavily toward local levy

Referendum Market Value per Resident Pupil Unit (Alphabetical)



Referendum Market Value per Resident Pupil Unit (Highest to Lowest)



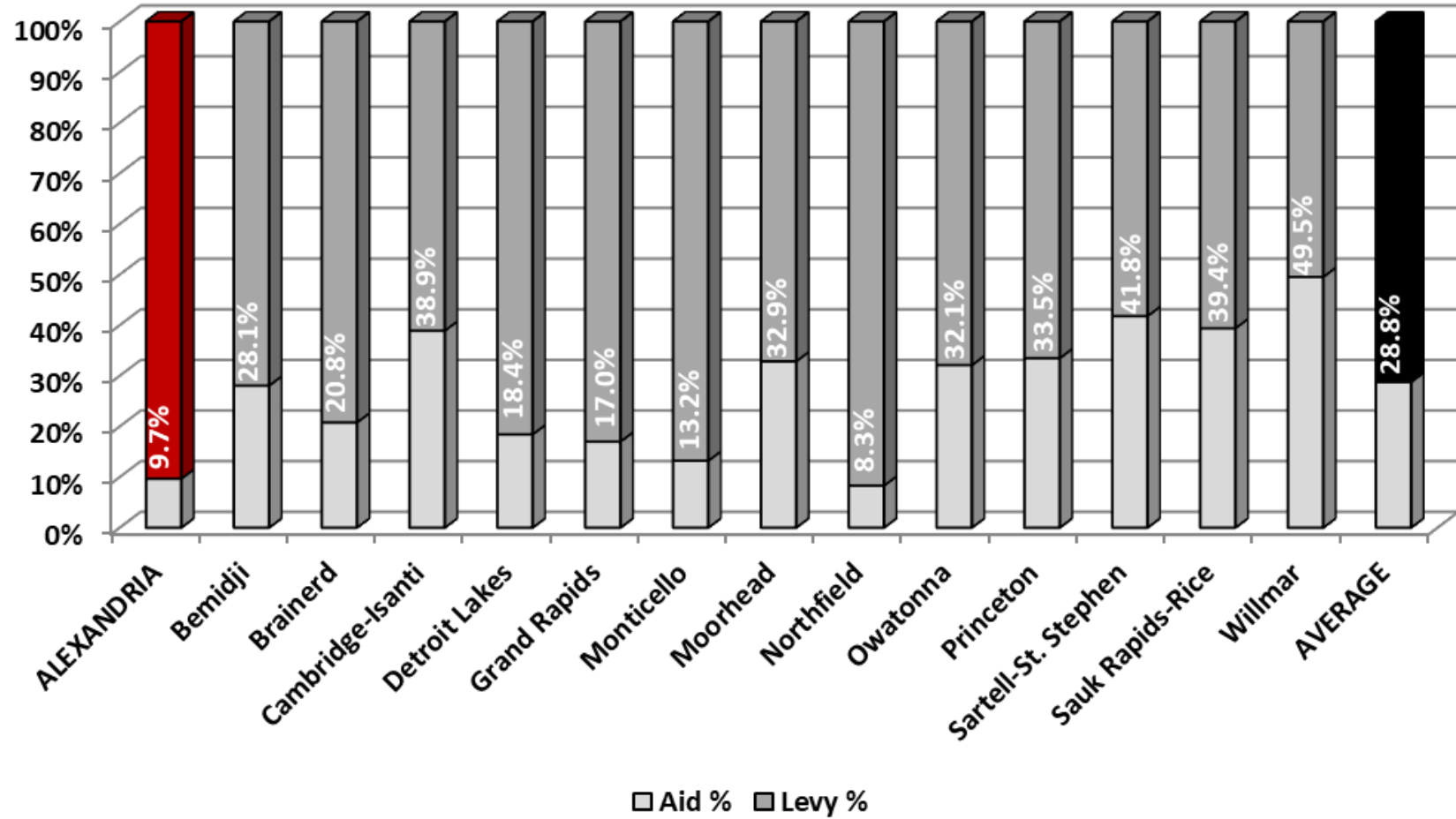
Equalization Aid

	AID		LEVY		TOTAL
	\$	%	\$	%	
Operating Capital	460,659.19	48.3%	493,187.91	51.7%	953,847.10
Local Optional	224,595.89	6.9%	3,026,135.15	93.1%	3,250,731.04
Equity	-	0.0%	634,319.10	100.0%	634,319.10
Transition	-	0.0%	67,888.20	100.0%	67,888.20
Referendum	-	0.0%	2,177,630.60	100.0%	2,177,630.60
TOTAL	685,255.08	9.7%	6,399,160.96	90.3%	7,084,416.04

Equalization Aid

Aid/Levy Split for Comparable Districts

Based on 2021-22 Revenue





Proposed Tax Levy for Taxes Payable in 2023

Overview of Proposed Tax Levy for Taxes Payable in 2023

- Proposed Payable 2023 tax levy is an increase from 2022 of \$1,526,170.18
- Represents a 9.40% increase
- Changes by levy category and reasons for major increases & decreases in levy are included on following slides

Comparison of Actual Tax Levy Payable in 2022 to Proposed Tax Levy Payable in 2023

Levy Category	2022 Payable 2023	2021 Payable 2022	Change from Prior Year	
	Proposed Levy	Final Levy	\$ Change	% Change
GENERAL				
Operating Capital	\$ 560,222.88	\$ 521,102.34	\$ 39,120.54	
Equity Allowance	614,374.38	610,056.16	4,318.22	
Local Optional Revenue	3,212,211.86	3,109,575.31	102,636.55	
Reemployment Insurance	70,569.49	22,139.63	48,429.86	
Referendum Revenue	2,671,193.00	2,692,256.00	(21,063.00)	
Safe Schools	161,618.40	162,892.80	(1,274.40)	
Lease	951,752.80	959,257.60	(7,504.80)	
Transition Revenue	67,879.72	68,414.97	(535.25)	
Career & Technical	215,655.18	202,798.25	12,856.93	
Long-Term Facilities Maintenance	1,267,293.48	1,224,089.92	43,203.56	
Alternative Teacher Compensation	379,098.34	380,159.77	(1,061.43)	
Facility & Equipment Bond	(692,063.00)	(692,812.00)	749.00	
Other Post-Employment Benefits	804,472.00	242,144.74	562,327.26	
Other & Previous Years Adjustments	(316,525.32)	(1,132,724.78)	816,199.46	
TOTAL GENERAL FUND	\$ 9,967,753.21	\$ 8,369,350.71	\$ 1,598,402.50	19.10%
COMMUNITY SERVICE				
Basic Levy	\$ 230,961.40	\$ 230,961.40	\$ -	
Early Childhood Family Educ.	149,235.52	139,239.87	9,995.65	
Home Visit	3,644.35	3,342.01	302.34	
School Age Care	250,000.00	250,000.00	-	
Other & Previous Years Adjustments	1,635.94	16,297.02	(14,661.08)	
TOTAL COMMUNITY SERVICE FUND	\$ 635,477.21	\$ 639,840.30	\$ (4,363.09)	-0.68%
DEBT SERVICE				
Basic Levy	\$ 5,608,050.00	\$ 5,654,355.00	\$ (46,305.00)	
Alternative / Capital Facilities Bonds	692,063.00	692,812.00	(749.00)	
Long-Term Facilities Maintenance	132,878.00	129,720.14	3,157.86	
Other Post-Employment Benefits	725,789.00	738,337.00	(12,548.00)	
Other & Previous Years Adjustments	(284.26)	11,140.83	(11,425.09)	
TOTAL DEBT SERVICE FUND	\$ 7,158,495.74	\$ 7,226,364.97	\$ (67,869.23)	-0.94%
TOTAL - ALL FUNDS	\$ 17,761,726.16	\$ 16,235,555.98	\$ 1,526,170.18	9.40%

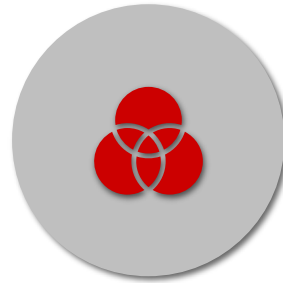
Overview of Proposed Tax Levy for Taxes Payable in 2023

	Proposed Tax Levy Payable in 2023	Actual Tax Levy Payable in 2022	% Change
By Truth in Taxation Category			
Voter Approved Levies	\$ 8,164,673.43	\$ 8,295,468.49	-1.58%
Other Local Levies	9,597,052.73	7,940,087.49	20.87%
TOTAL	\$ 17,761,726.16	\$ 16,235,555.98	9.40%
By Tax Base			
Referendum Market Value	\$ 6,284,681.03	\$ 6,318,564.17	-0.54%
Net Tax Capacity	11,477,045.13	9,916,991.81	15.73%
TOTAL	\$ 17,761,726.16	\$ 16,235,555.98	9.40%

Payable 2023 Property Tax Levy



Levy Calculation



Levy Comparisons



Notable Levy Changes



Impact on Taxpayers

Explanation of Levy Changes from Payable 2022

Category:

General Fund – Other Post Employment Benefits (OPEB)

Change:

+\$562,327.26

Use of Funds:

District is eligible to levy to pay for OPEB costs, based on amounts determined by an annual actuarial study

Reason for Change:

Payable 2022 levy was for only a partial year (\$242,144.74) as the OPEB trust expired. Payable 2023 is a full year of \$804,472.00

Explanation of Levy Changes from Payable 2022

Category:

General Fund – Local Optional Revenue

Change:

+\$102,636.55

Use of Funds:

Unrestricted general fund use

Reason for Change:

Increase is a result of change in ratio of Referendum Market Value to Resident Pupil Units

Explanation of Levy Changes from Payable 2022

Category:

General Fund – Prior Year Adjustments

Change:

+\$816,199.46

Use of Funds:

Various

Reason for Change:

Initial levies are based on estimates. In later years, amounts are updated, and levies are retroactively adjusted.

Explanation of Levy Changes from Payable 2022

Category:

All Other Funds & All Other Categories Combined

Change:

+\$45,006.91

Use of Funds:

Various

Explanation of Levy Changes from Preliminary

Category:

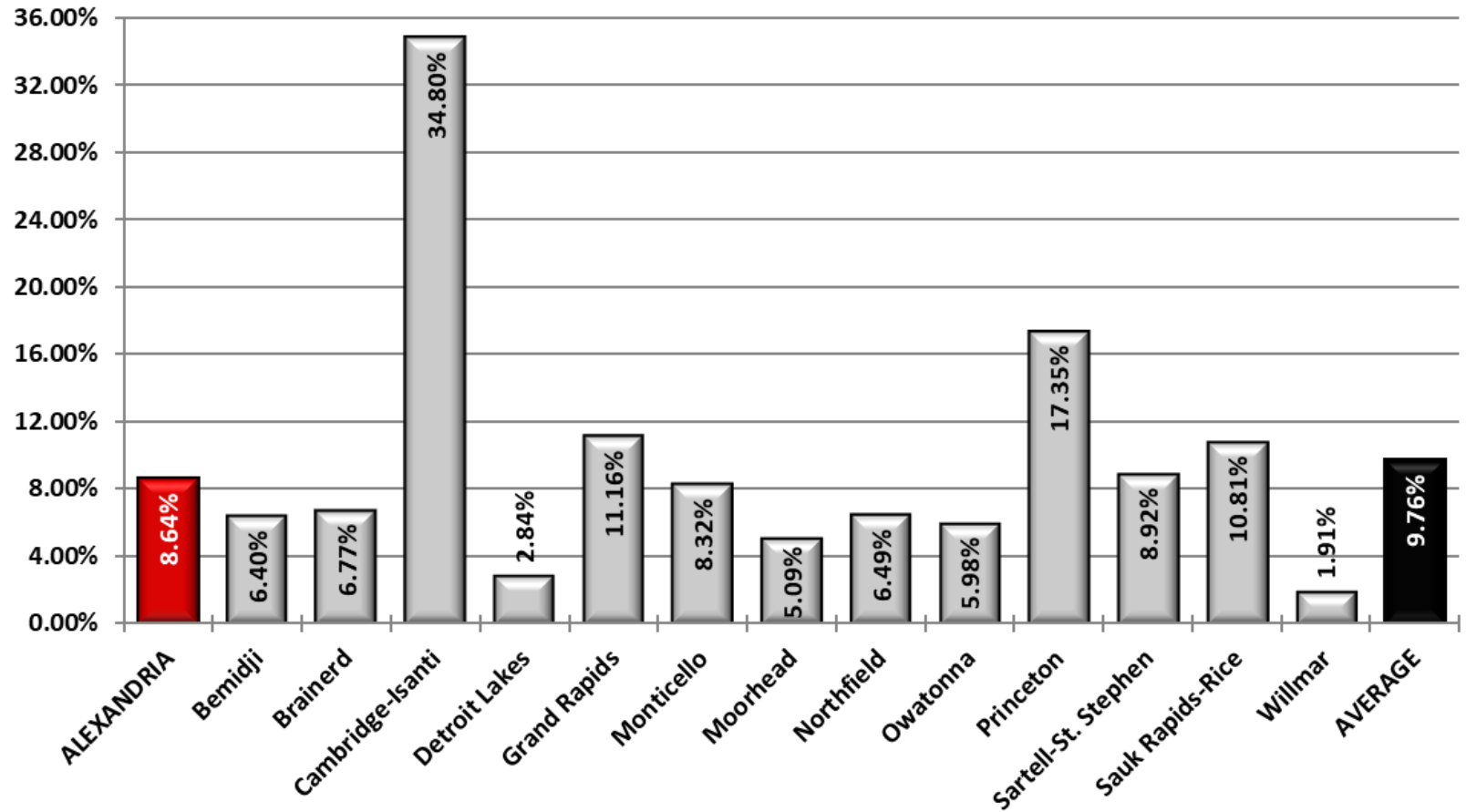
All Funds & All Categories

Change:

\$0.00 (No Change)

3-Year Total Levy Change

Comparable 14 Districts



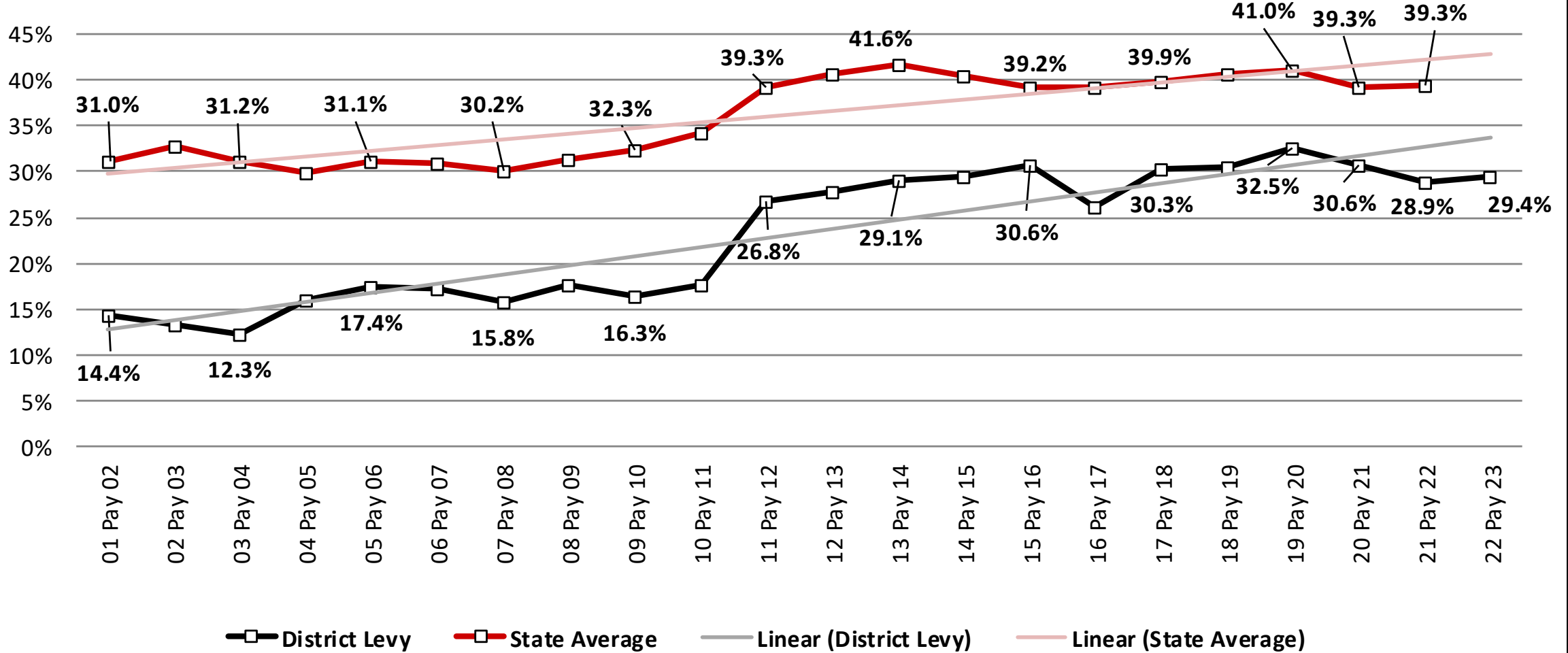
Levy as Percentage of Adjusted Net Tax Capacity

- Net Tax Capacity (NTC) = Total tax capacity of all properties in the district based on their property classification
- District's NTC (from 2021) = \$55,992,416
- Sales Ratio = 92.6%
 - Average of property sales (estimated market value = 92.6% of sales price)
- Adjusted Net Tax Capacity = \$60,420,952

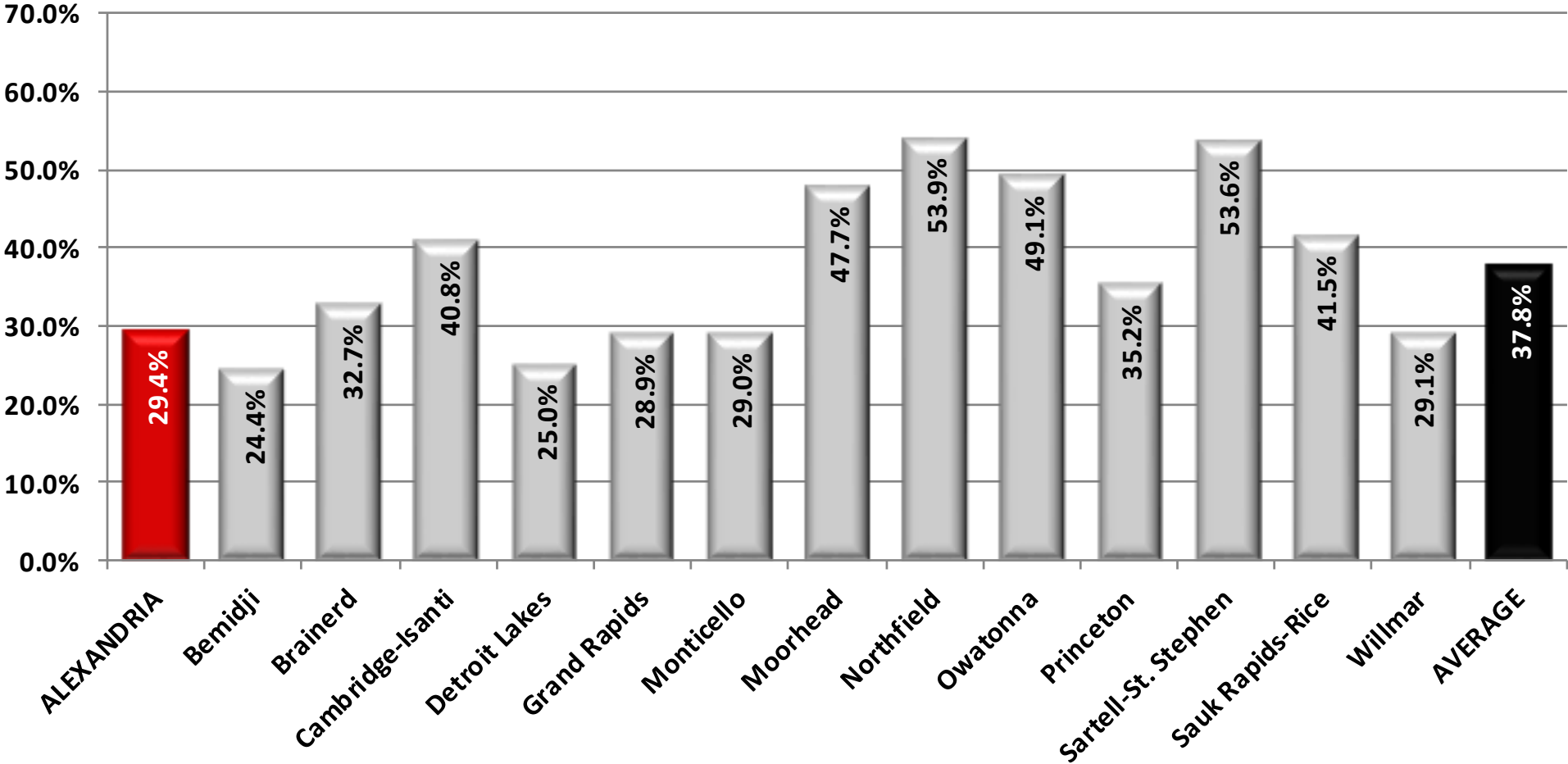
Levy as Percentage of Adjusted Net Tax Capacity

- Payable 2023 Levy = \$17,761,726.16 / ANTC of \$60,420,952 = **29.4%**
- State average = 39.3% (from Payable 2022)
- Comparable district average = 37.8%

Levy as Percentage of Adjusted Net Tax Capacity (State Average)



Levy as Percentage of Adjusted Net Tax Capacity (Comparable Districts)



point of view.

Taxpayer

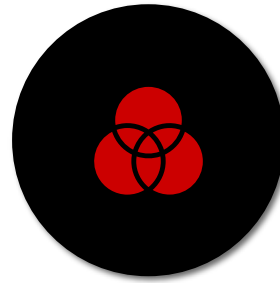
person or organization
pays taxes or is liable
to taxation. a person

Estimate Impact on Taxpayers

Payable 2023 Property Tax Levy



Levy Calculation



Levy Comparisons



Notable Levy Changes



Impact on Taxpayers

Factors Impacting Individual Taxpayers' School Taxes

Many factors can cause property taxes for an individual property to increase or decrease from year to year

- Changes in value of individual property
- Changes in total value of all property within District
- Increases or decreases in levy amounts caused by changes in state funding formulas, local needs & costs, voter-approved referendums & other factors

Easy as Pie

Higher Market Value Increase = Bigger Slice



Lower Market Value Increase = Smaller Slice



Each Property Owner pays a portion of the pie

Impact of Property Valuations

Two properties in the district

- Both houses are valued at \$100,000

Total levy of \$500

- Each property will pay \$250 of levy

\$100,000



\$250



\$250

\$100,000



Impact of Property Valuations

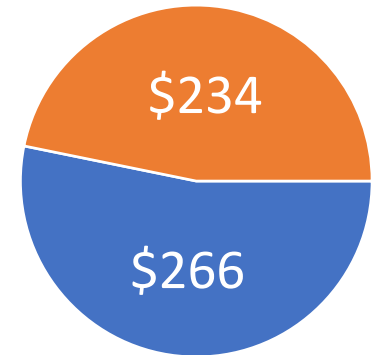
Two properties in the district

- Orange house value increases by 10%
- Blue house value increases by 25%

Total levy of \$500

- School District will still generate the same amount of levy even though values increased
- Orange house pays less
- Blue house pays more

\$110,000



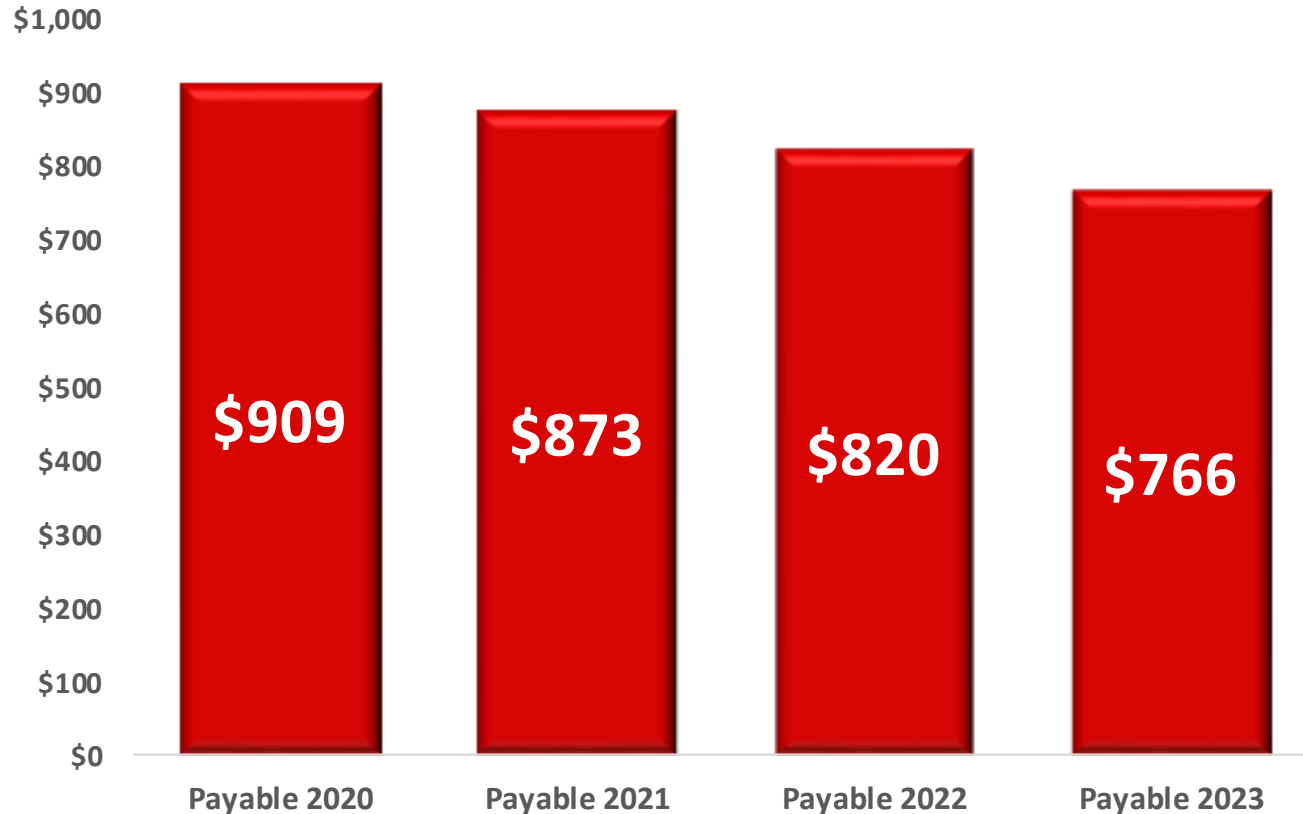
\$125,000



Impact on Taxpayer

- Following charts show examples of changes in the School District portion of property taxes only
- Amounts for 2023 are preliminary estimates based on data available from the county (final amounts could change slightly)
- 4-year comparisons are shown based on no change to property value and a 24.6% increase in property value for residential homes over the past four years
 - Actual changes in value may be more or less than this for any parcel of property
 - Intended to provide a fair representation of what happened to school district property taxes over this period for typical properties

\$250,000 Residential Homestead Property



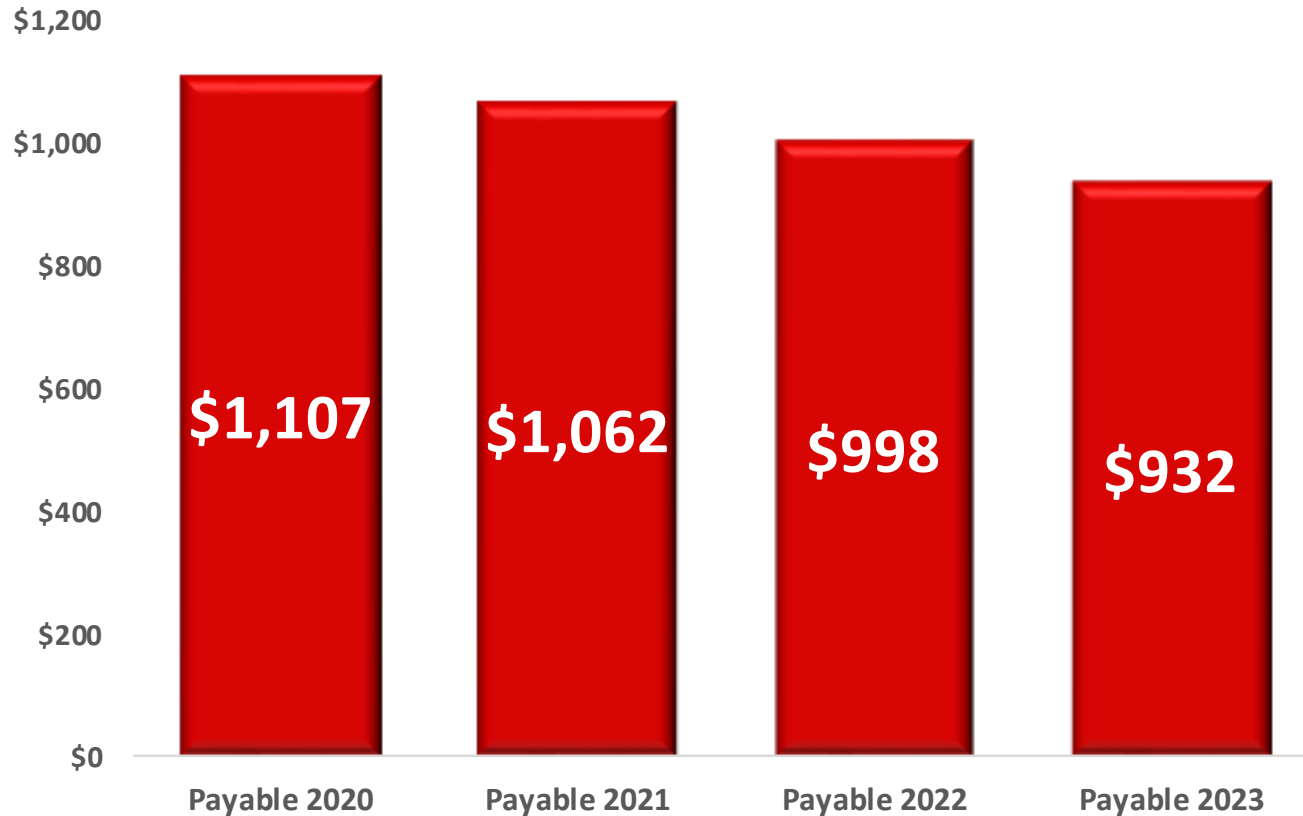
Estimated Changes in School Property Taxes 2020-2023

Based on No Changes in Property Value

Valuation growth (16% for NTC and 15% for RMV) is outpacing the increase in the district's levy, which means tax rates are lower for taxes payable 2023 compared to payable 2022



\$300,000 Residential Homestead Property



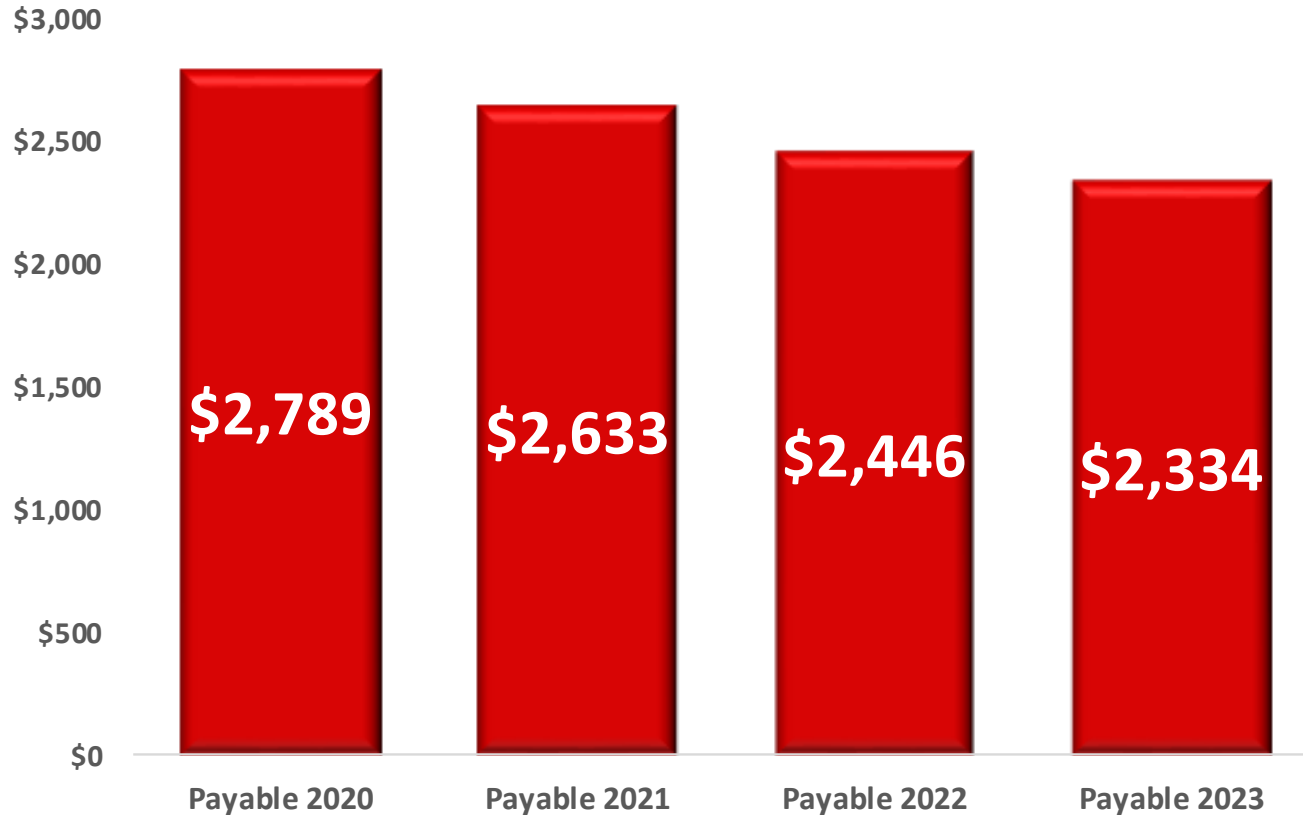
Estimated Changes in School Property Taxes 2020-2023

Based on No Changes in Property Value

Valuation growth (16% for NTC and 15% for RMV) is outpacing the increase in the district's levy, which means tax rates are lower for taxes payable 2023 compared to payable 2022



\$500,000 Commercial / Industrial Property



Estimated Changes in School Property Taxes 2020-2023

Based on No Changes in Property Value

Valuation growth (16% for NTC and 15% for RMV) is outpacing the increase in the district's levy, which means tax rates are lower for taxes payable 2023 compared to payable 2022



\$5,500 Agricultural Homestead Property



Estimated Changes in School Property Taxes 2020-2023

Based on No Changes in Property Value

Valuation growth (16% for NTC and 15% for RMV) is outpacing the increase in the district's levy, which means tax rates are lower for taxes payable 2023 compared to payable 2022



Estimated Changes in School Property Taxes 2020-2023

Based on No Changes in Property Values

Amounts are based on school district taxes only and do not include taxes for city/township, county, state, or other taxing jurisdictions.

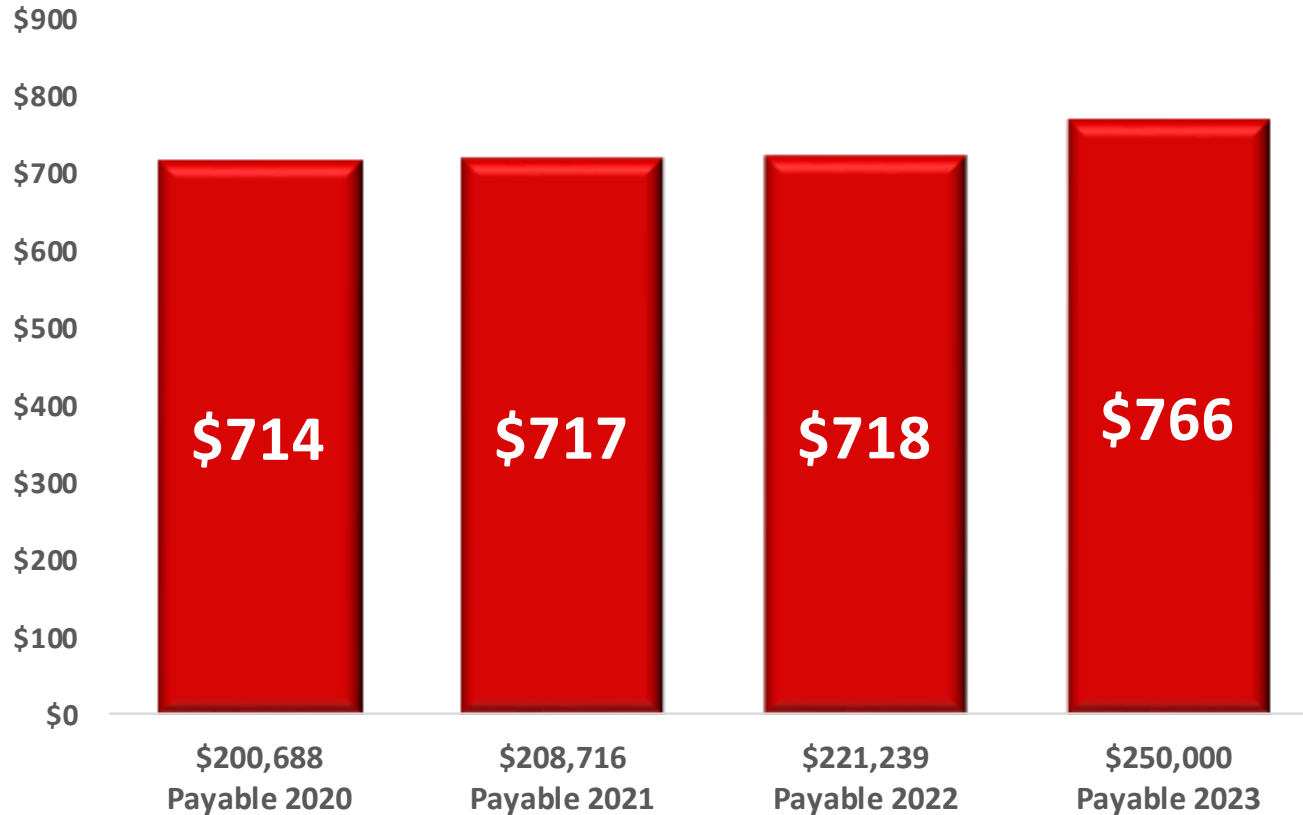
Estimates of taxes payable in 2023 are preliminary, based on the best data available.

For all examples of properties, taxes are calculated based on no changes in estimated market value from 2020 to 2023.

For agricultural property, estimates of taxes include impact of School Building Bond Agricultural Credit. Average value per acre is total estimated market value of all land and buildings, divided by total acres. Homestead examples do not include value of house, garage, and one acre, for which tax impact will be same as on a residential homestead property. This calculation does not include impact of Agricultural Homestead Credit, which reduces taxes on each parcel of agricultural homestead property by varying amounts.

Type of Property	Estimated Market Value	Actual Taxes Payable			Estimated Taxes Payable in 2023	Change in Taxes	
		2020	2021	2022		from 2020 to 2023	from 2022 to 2023
Residential Homestead	\$100,000	\$316	\$306	\$289	\$267	-\$49	-\$22
	\$250,000	\$909	\$873	\$820	\$766	-\$143	-\$54
	\$300,000	\$1,107	\$1,062	\$998	\$932	-\$175	-\$66
	\$350,000	\$1,304	\$1,251	\$1,175	\$1,098	-\$206	-\$77
	\$500,000	\$1,881	\$1,804	\$1,693	\$1,583	-\$298	-\$110
	\$1,000,000	\$4,029	\$3,852	\$3,607	\$3,387	-\$642	-\$220
Commercial / Industrial	\$100,000	\$483	\$458	\$427	\$405	-\$78	-\$22
	\$500,000	\$2,789	\$2,633	\$2,446	\$2,334	-\$455	-\$112
	\$1,000,000	\$5,739	\$5,412	\$5,024	\$4,801	-\$938	-\$223
	\$10,000,000	\$58,836	\$55,437	\$51,440	\$49,200	-\$9,636	-\$2,240
Agricultural Homestead (average value per acre of land and buildings)	\$4,500	\$3.32	\$2.84	\$2.43	\$2.42	-\$0.90	-\$0.01
	\$5,000	\$3.68	\$3.16	\$2.69	\$2.69	-\$0.99	\$0.00
	\$5,500	\$4.06	\$3.47	\$2.96	\$2.95	-\$1.11	-\$0.01
	\$6,500	\$4.80	\$4.10	\$3.50	\$3.49	-\$1.31	-\$0.01
Agricultural Non-Homestead (average value per acre of land and buildings)	\$4,500	\$6.64	\$5.68	\$4.84	\$4.83	-\$1.81	-\$0.01
	\$5,000	\$7.38	\$6.31	\$5.38	\$5.37	-\$2.01	-\$0.01
	\$5,500	\$8.12	\$6.94	\$5.92	\$5.91	-\$2.21	-\$0.01
	\$6,500	\$9.59	\$8.21	\$6.99	\$6.98	-\$2.61	-\$0.01
Apartments & Residential Non-Homestead (2 or more units)	\$100,000	\$430	\$410	\$383	\$361	-\$69	-\$22
	\$1,000,000	\$4,296	\$4,095	\$3,829	\$3,608	-\$688	-\$221
	\$10,000,000	\$42,962	\$40,954	\$38,288	\$36,081	-\$6,881	-\$2,207
Seasonal Recreational Residential	\$50,000	\$107	\$98	\$89	\$88	-\$19	-\$1
	\$100,000	\$214	\$195	\$177	\$177	-\$37	\$0
	\$250,000	\$534	\$488	\$443	\$442	-\$92	-\$1
	\$500,000	\$1,069	\$975	\$886	\$884	-\$185	-\$2

\$250,000 Residential Homestead Property



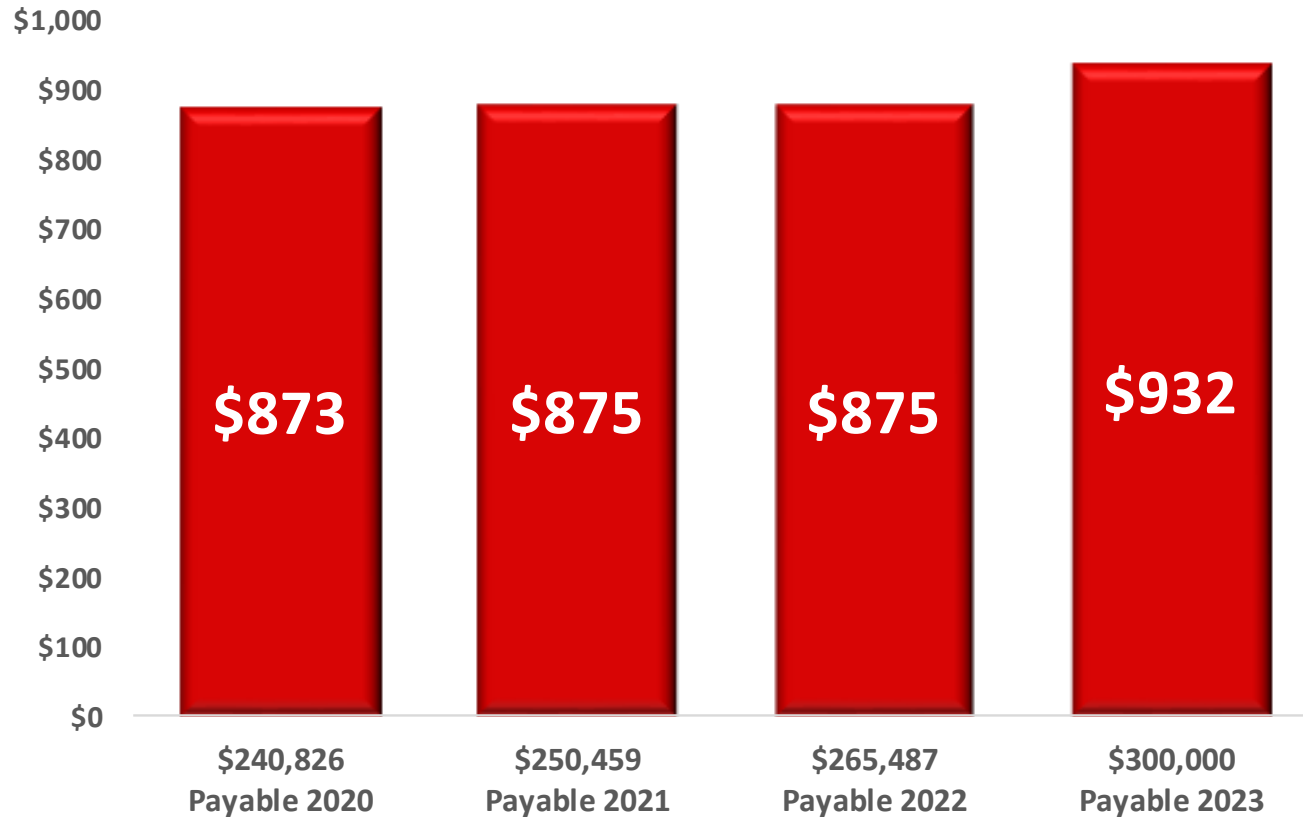
Estimated Changes in School Property Taxes 2020-2023

Based on 24.6% Cumulative Changes in Property Value

Calculated based on changes in market value of 4.0% from 2020 to 2021, 6.0% from 2021 to 2022 and 13.0% from 2022 to 2023.



\$300,000 Residential Homestead Property



Estimated Changes in School Property Taxes 2020-2023

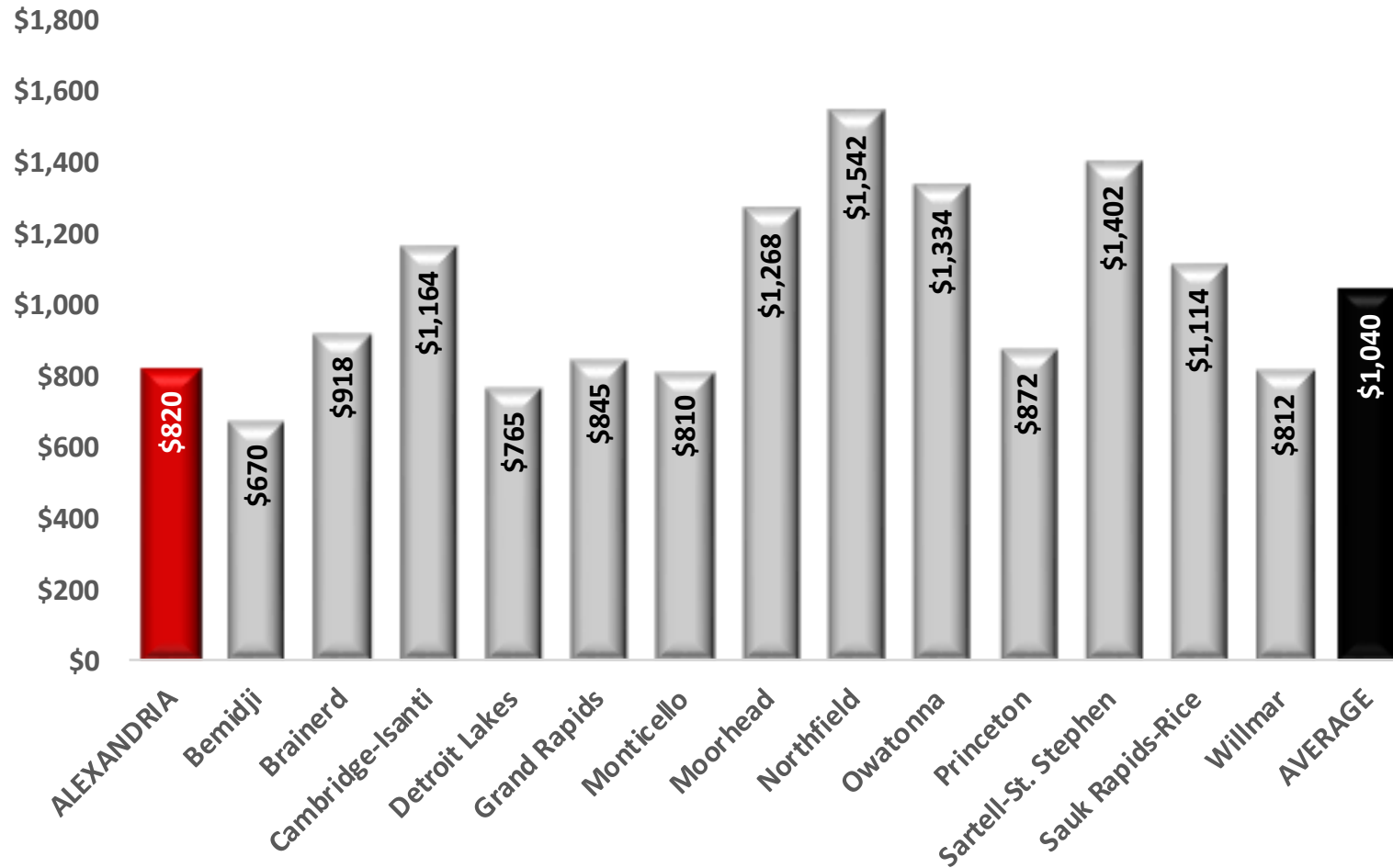
Based on 24.6% Cumulative Changes in Property Value

Calculated based on changes in market value of 4.0% from 2020 to 2021, 6.0% from 2021 to 2022 and 13.0% from 2022 to 2023.



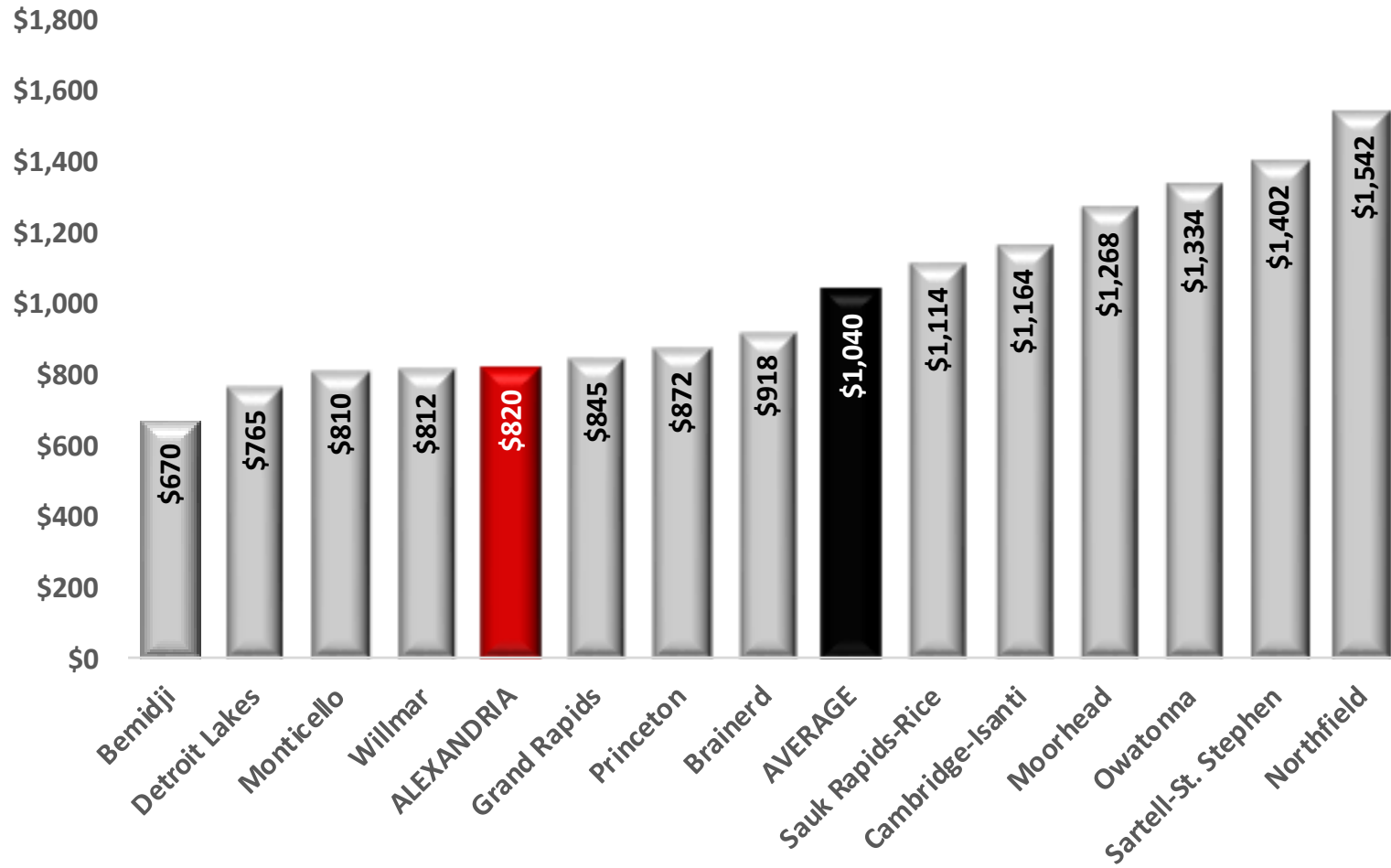
School Property Taxes - Payable 2022

Residential Homestead - Estimated Market Value of \$250,000



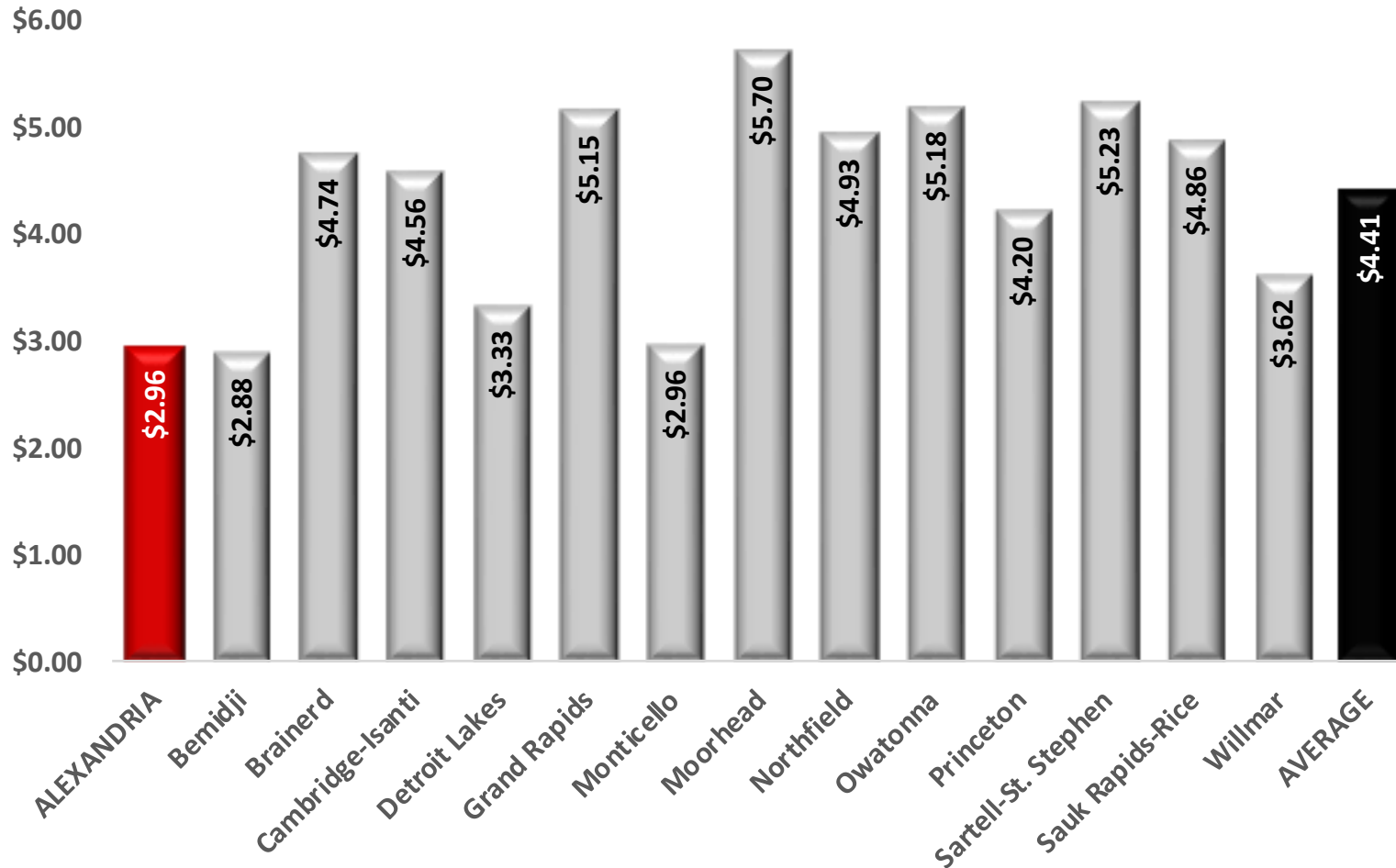
School Property Taxes - Payable 2022

Residential Homestead - Estimated Market Value of \$250,000



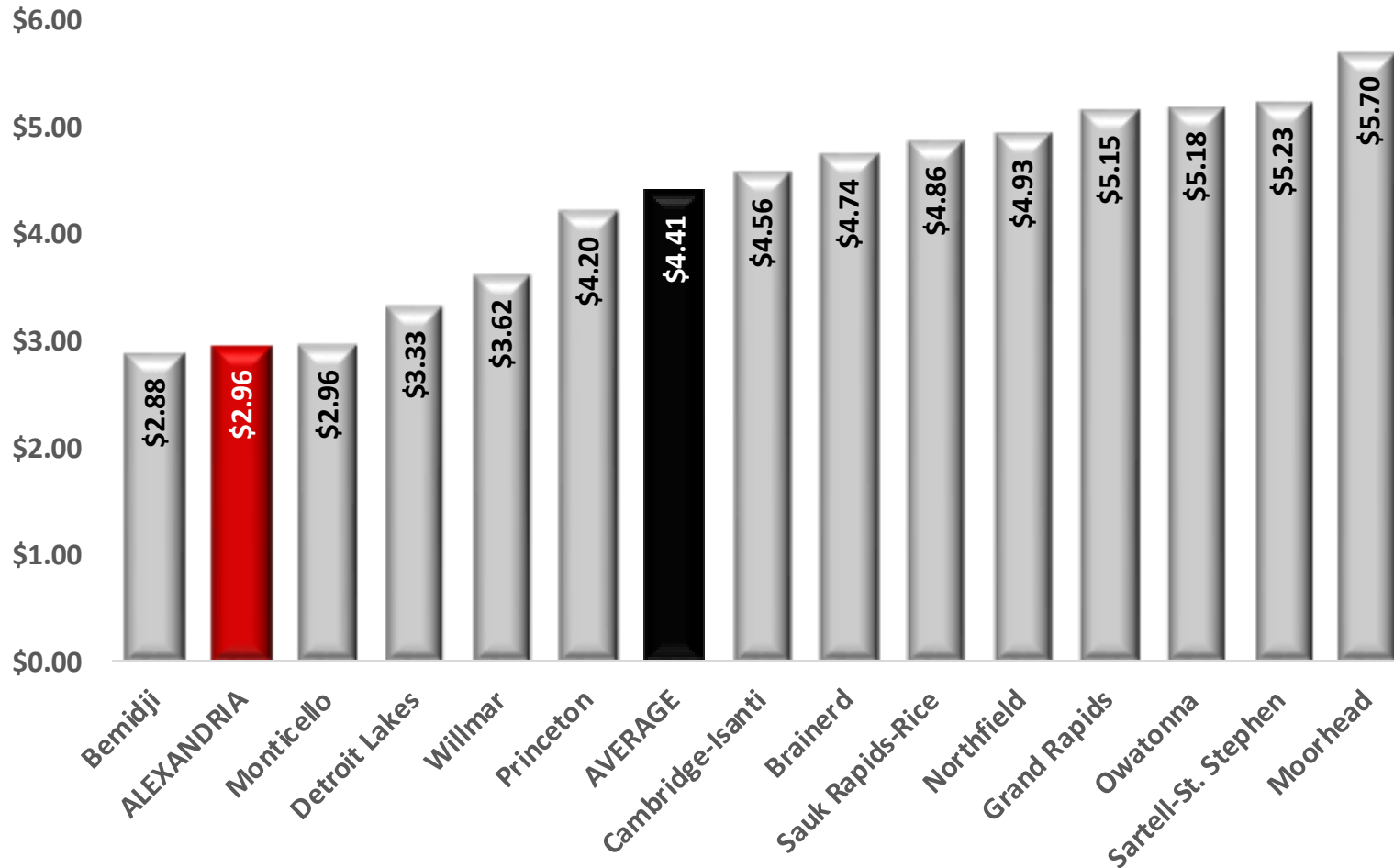
School Property Taxes - Payable 2022

One Acre Agricultural Homestead - Estimated Market Value of \$5,500



School Property Taxes - Payable 2022

One Acre Agricultural Homestead - Estimated Market Value of \$5,500





Minnesota Property Tax Refunds

State Property Tax Refunds & Deferral

Homestead Credit Refund

- Available for all homestead property, both residential and agricultural (house, garage and one acre only)
- Refund is sliding scale, based on total property taxes and income (maximum refund is \$2,930 for homeowners and \$2,280 for renters)

Special Property Tax Refund

- Available for all homestead property, both residential & agricultural (house, garage and once acre only) with a gross tax increase of at least 12% and \$100 over prior year
- Refund is 60% of tax increase that exceeds greater of 12% or \$100 (max \$1,000)

Senior Citizen Property Tax Deferral

- Allows people 65 years of age or older with household income of \$60,000 or less to defer a portion of property taxes on their home
- Deferred property taxes plus accrued interest must be paid when home is sold or homeowner(s) dies

Minnesota Property Tax Refunds

For assistance with details, forms and instructions contact:

- Your tax professional
- Minnesota Department of Revenue
 - (651) 296-4444
 - www.taxes.state.mn.us

Next Steps



Board will accept
public comments on
proposed levy

Board will certify
2023 property tax
levy



Alexandria Public Schools

Rich tradition. Bright future.

PUBLIC COMMENTS