

**Independent School District No. 394, Montgomery-Lonsdale, Minnesota
Estimated Tax Impact - Based on Net Tax Capacity**

* = This same project attempted after December 31, 2009 would result in a 33% increase from the amounts shown below (due to availability of Federal Stimulus Funds).

Taxable Market Value (a)	2009/2010 Net Tax Capacity	1st Year Levy Less Existing Levy Increase (Decrease) Projected Pay 2010 TNTC Tax Rate Increase (b):	QSCBs	BABs	*Total	2010 Levy Reduction	*Grand Total (2010)	
			\$10,775,000	\$18,925,000	\$29,700,000	-12.76%	(net difference)	
			\$2,028,657	\$1,957,200	\$3,985,857		\$3,985,857	
			\$1,279,968	\$1,279,968	\$1,279,968		\$1,279,968	
			\$748,689	\$677,232	\$1,425,921	(\$304,578)	\$1,121,343	
			\$9,863,154	\$9,863,154	\$9,863,154	(\$304,578)	\$9,863,154	
			7.591%	6.866%	14.457%	-3.088%	11.369%	
Homestead Residential								
\$75,000	\$ 750		\$ 57	\$ 51	\$ 108	(\$23)	\$ 85	
100,000	1,000		76	69	145	(31)	114	
125,000	1,250		95	86	181	(39)	142	
150,000	1,500		114	103	217	(46)	171	
175,000	1,750		133	120	253	(54)	199	
200,000	2,000		152	137	289	(62)	227	
225,000	2,250		171	154	325	(69)	256	
250,000	2,500		190	172	361	(77)	284	
300,000	3,000		228	206	434	(93)	341	
350,000	3,500		266	240	506	(108)	398	
400,000	4,000		304	275	578	(124)	455	
450,000	4,500		342	309	651	(139)	512	
500,000	5,000		380	343	723	(154)	568	
550,000	5,625		427	386	813	(174)	640	
600,000	6,250		474	429	904	(193)	711	
650,000	6,875		522	472	994	(212)	782	
700,000	7,500		569	515	1,084	(232)	853	
750,000	8,125		617	558	1,175	(251)	924	
800,000	8,750		664	601	1,265	(270)	995	
850,000	9,375		712	644	1,355	(290)	1,066	
900,000	10,000		759	687	1,446	(309)	1,137	
950,000	10,625		807	730	1,536	(328)	1,208	
1,000,000	11,250		854	772	1,626	(347)	1,279	
Commercial/Industrial								
\$100,000	\$ 1,500		\$ 114	\$ 103	\$ 217	(\$46)	\$ 171	
150,000	2,250		171	154	325	(69)	256	
250,000	4,250		323	292	614	(131)	483	
500,000	9,250		702	635	1,337	(286)	1,052	
1,000,000	19,250		1,461	1,322	2,783	(594)	2,189	
3,000,000	59,250		4,498	4,068	8,566	(1,830)	6,736	
5,000,000	99,250		7,534	6,815	14,349	(3,065)	11,284	
7,000,000	139,250		10,570	9,561	20,131	(4,300)	15,831	
10,000,000	199,250		15,125	13,681	28,806	(6,153)	22,653	
Apartments (4 or More Units)								
\$ 50,000	\$ 625		\$ 47	\$ 43	\$ 90	(\$19)	\$ 71	
75,000	938		71	64	136	(29)	107	
100,000	1,250		95	86	181	(39)	142	
200,000	2,500		190	172	361	(77)	284	
500,000	6,250		474	429	904	(193)	711	
1,000,000	12,500		949	858	1,807	(386)	1,421	
3,000,000	37,500		2,847	2,575	5,421	(1,158)	4,263	
5,000,000	62,500		4,744	4,291	9,036	(1,930)	7,106	
7,000,000	87,500		6,642	6,008	12,650	(2,702)	9,948	
10,000,000	125,000		9,488	8,583	18,071	(3,860)	14,211	
Seasonal/Recreational (Residential)								
\$ 30,000	\$ 300		\$ 23	\$ 21	\$ 43	(\$9)	\$ 34	
40,000	400		30	27	58	(12)	45	
45,000	450		34	31	65	(14)	51	
50,000	500		38	34	72	(15)	57	
70,000	700		53	48	101	(22)	80	
Agricultural Homestead								
Value per Acre	\$ 5,000							
Dwelling Est. Market (c)	Acres	Total EMV (d)	Net Tax Capacity					
\$ 100,000	80	\$ 500,000	\$ 3,025	\$ 230	\$ 208	\$ 437	(\$93)	\$ 344
	160	900,000	5,025	381	345	726	(155)	571
	320	1,700,000	11,950	907	821	1,728	(369)	1,359
	640	3,300,000	27,950	2,122	1,919	4,041	(863)	3,178
Agricultural Non-Homestead								
Acres	Total EMV (d)	Net Tax Capacity						
80	\$ 400,000	\$ 4,000	\$ 304	\$ 275	\$ 578	(\$124)	\$ 455	
160	800,000	8,000	607	549	1,157	(247)	910	
320	1,600,000	16,000	1,215	1,099	2,313	(494)	1,819	
640	3,200,000	32,000	2,429	2,197	4,626	(988)	3,638	

(a) Taxable market value is the basis from which the net tax capacity is calculated. This value is not necessarily the price the property would bring if sold.
 (b) The tax rate increase is derived by dividing the 1st year debt service levy by the taxable net tax capacity. The dollar increase in taxes payable is derived by multiplying the net tax capacity by the tax capacity rate increase.
 (c) Includes house, garage and one acre with an estimated market value of \$105,000.00
 (d) Estimated value per tillable acre is \$5,000.00

Note: Changes in interest rates, timing or size of the bond issue may cause significant alterations of this information.