

PRE-ELECTION ESTIMATES FOR REVIEW AND COMMENT

Owatonna School District ISD #761

Analysis of Tax Impact for Potential Bond Issue

August 6, 2019

November 5, 2019 Election

Ballot Question	1	Both 1 & 2
Bond Issue Amount	\$104,000,000	\$112,000,000
Average Interest Rate	4.00%	4.00%
Number of Years	25	25
Bond Structure	Wrap Around	Wrap Around
Ag Credit Percent in First Tax Year	50%	50%

Type of Property	Estimated Market Value	Estimated Annual Debt Service Tax Change from Taxes Payable in 2019 to Taxes Payable 2020	
Residential Homestead	\$75,000	\$57	\$62
	100,000	91	99
	125,000	125	136
	150,000	160	174
	175,000	194	211
	200,000	229	249
	250,000	298	324
	300,000	367	399
	350,000	436	474
	400,000	505	549
	500,000	634	689
Commercial/ Industrial	\$250,000	\$538	\$585
	500,000	1,172	1,274
	1,000,000	2,439	2,651
	2,000,000	4,973	5,405
Agricultural Homestead** (average value per acre of land & buildings)	3,000	\$0.67	\$0.75
	4,000	0.89	1.00
	5,000	1.11	1.25
	6,000	1.33	1.50
Agricultural Non-Homestead** (average value per acre of land & buildings)	3,000	\$1.33	\$1.50
	4,000	1.78	2.00
	5,000	2.22	2.50
	6,000	2.67	3.00

* Estimated tax impact includes principal and interest payments on the new bonds. The figures in the table are based on school district taxes for bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for many property owners.

** For agricultural property, estimated tax impact includes 50% reduction due to the School Building Bond Agricultural Credit. Average value per acre is the total assessed value of all land & buildings divided by total acres. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead.



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Owatonna School District No. 761

Analysis of Possible Structure for Capital and Debt Levies

Question 1 on Ballot

\$104,000,000 Bond Issue
November 5, 2019 Election
25 Year Bond Term
New Debt Wrapped Around Existing

August 6, 2019

Principal Amount:	\$104,000,000
Dated Date:	February 1, 2020
Avg. Interest Rate:	4.00%

Levy Pay Year	Fiscal Year	Tax Capacity Value ¹ (\$000s)		Existing Commitments					Proposed New Debt				Combined Totals			
				Building Bonds ²	Est. Debt Excess ³	State Debt Aid	Net Levy	Tax Rate	Principal	Interest	Est. Debt Excess ³	Adjusted Debt Levy	Adjusted Debt Levy	State Aid	Net Levy	Tax Rate
2019	2020	30,361	5.4%	6,037,815	(308,383)	-	5,729,432	18.87	-	-	-	-	5,729,432	-	5,729,432	18.87
2020	2021	31,272	3.0%	5,337,885	(370,426)	-	4,967,459	15.88	325,000	4,160,000	185,000	4,894,250	9,861,709	-	9,861,709	31.54
2021	2022	31,585	1.0%	5,338,095	(213,515)	-	5,124,580	16.22	1,105,000	4,147,000	-	5,514,600	10,639,180	(680,195)	9,958,984	31.53
2022	2023	31,585	0.0%	5,340,720	(213,524)	-	5,127,196	16.23	1,145,000	4,102,800	-	5,510,190	10,637,386	(677,614)	9,959,772	31.53
2023	2024	31,585	0.0%	5,340,353	(213,629)	-	5,126,724	16.23	1,400,000	4,057,000	(220,408)	5,509,442	10,636,167	(677,198)	9,958,968	31.53
2024	2025	31,585	0.0%	5,336,993	(213,614)	-	5,123,379	16.22	1,460,000	4,001,000	(220,378)	5,513,672	10,637,051	(677,500)	9,959,551	31.53
2025	2026	31,585	0.0%	5,339,355	(213,480)	-	5,125,875	16.23	1,515,000	3,942,600	(220,547)	5,509,933	10,635,808	(677,076)	9,958,732	31.53
2026	2027	31,585	0.0%	5,338,043	(213,574)	-	5,124,469	16.22	1,575,000	3,882,000	(220,397)	5,509,453	10,633,921	(676,433)	9,957,489	31.53
2027	2028	31,585	0.0%	5,339,723	(213,522)	-	5,126,201	16.23	1,640,000	3,819,000	(220,378)	5,511,572	10,637,773	(677,746)	9,960,027	31.53
2028	2029	31,585	0.0%	5,337,780	(213,589)	-	5,124,191	16.22	1,705,000	3,753,400	(220,463)	5,510,857	10,635,048	(676,817)	9,958,231	31.53
2029	2030	31,585	0.0%	5,337,465	(213,511)	-	5,123,954	16.22	1,775,000	3,685,200	(220,434)	5,512,776	10,636,730	(677,390)	9,959,339	31.53
2030	2031	31,585	0.0%	5,338,620	(213,499)	-	5,125,121	16.23	1,845,000	3,614,200	(220,511)	5,511,649	10,636,770	(677,404)	9,959,366	31.53
2031	2032	31,585	0.0%	5,341,088	(213,545)	-	5,127,543	16.23	1,915,000	3,540,400	(220,466)	5,507,704	10,635,247	(676,885)	9,958,363	31.53
2032	2033	31,585	0.0%	5,339,460	(213,644)	-	5,125,816	16.23	1,995,000	3,463,800	(220,308)	5,511,432	10,637,248	(677,567)	9,959,681	31.53
2033	2034	31,585	0.0%	5,338,988	(213,578)	-	5,125,410	16.23	2,075,000	3,384,000	(220,457)	5,511,493	10,636,902	(677,449)	9,959,453	31.53
2034	2035	31,585	0.0%	5,339,513	(213,560)	-	5,125,953	16.23	2,155,000	3,301,000	(220,460)	5,508,340	10,634,294	(676,559)	9,957,734	31.53
2035	2036	31,585	0.0%	5,339,828	(213,581)	-	5,126,247	16.23	2,240,000	3,214,800	(220,334)	5,507,206	10,633,454	(676,273)	9,957,181	31.53
2036	2037	31,585	0.0%	-	-	-	-	-	7,215,000	3,125,200	(220,288)	10,636,922	10,636,922	(677,456)	9,959,466	31.53
2037	2038	31,585	0.0%	-	-	-	-	-	7,700,000	2,836,600	(425,477)	10,637,953	10,637,953	(677,808)	9,960,146	31.53
2038	2039	31,585	0.0%	-	-	-	-	-	8,005,000	2,528,600	(425,518)	10,634,762	10,634,762	(676,719)	9,958,043	31.53
2039	2040	31,585	0.0%	-	-	-	-	-	8,325,000	2,208,400	(425,390)	10,634,680	10,634,680	(676,691)	9,957,988	31.53
2040	2041	31,585	0.0%	-	-	-	-	-	8,660,000	1,875,400	(425,387)	10,636,783	10,636,783	(677,408)	9,959,374	31.53
2041	2042	31,585	0.0%	-	-	-	-	-	9,005,000	1,529,000	(425,471)	10,635,229	10,635,229	(676,878)	9,958,350	31.53
2042	2043	31,585	0.0%	-	-	-	-	-	9,365,000	1,168,800	(425,409)	10,635,081	10,635,081	(676,828)	9,958,253	31.53
2043	2044	31,585	0.0%	-	-	-	-	-	9,740,000	794,200	(425,403)	10,635,507	10,635,507	(676,973)	9,958,534	31.53
2044	2045	31,585	0.0%	-	-	-	-	-	10,115,000	404,600	(425,420)	10,620,160	10,620,160	(671,739)	9,948,421	31.50
2045	2046	31,585	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals				91,461,724	(3,882,172)	-	87,579,552		104,000,000	76,539,000	(6,304,305)	183,261,645	270,841,196	(16,248,608)	254,592,588	

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- 3 The debt excess adjustment for taxes payable in 2019 is the actual amount, and the estimate for 2020 is based on the actual fund balance. Debt excess for future years is estimated at 4% of the prior year's initial debt service levy. If the proposed bond issue is approved by voters, that will cause a reduction in the debt excess adjustment for taxes payable in 2020, as shown above.



PRE-ELECTION ESTIMATES FOR REVIEW AND COMMENT

Owatonna School District No. 761

Analysis of Possible Structure for Capital and Debt Levies

Both Question 1 & 2 on Ballot

\$112,000,000 Bond Issue
November 5, 2019 Election
25 Year Bond Term
New Debt Wrapped Around Existing

August 6, 2019

Principal Amount:	\$112,000,000
Dated Date:	February 1, 2020
Avg. Interest Rate:	4.00%

Levy Pay Year	Fiscal Year	Tax Capacity Value ¹ (\$000s)		Existing Commitments					Proposed New Debt				Combined Totals			
				Building Bonds ²	Est. Debt Excess ³	State Debt Aid	Net Levy	Tax Rate	Principal	Interest	Est. Debt Excess ³	Adjusted Debt Levy	Adjusted Debt Levy	State Aid	Net Levy	Tax Rate
2019	2020	30,361	5.4%	6,037,815	(308,383)	-	5,729,432	18.87	-	-	-	-	5,729,432	-	5,729,432	18.87
2020	2021	31,272	3.0%	5,337,885	(370,426)	-	4,967,459	15.88	320,000	4,480,000	200,000	5,240,000	10,207,459	-	10,207,459	32.64
2021	2022	31,585	1.0%	5,338,095	(213,515)	-	5,124,580	16.22	1,290,000	4,467,200	-	6,045,060	11,169,640	(861,647)	10,307,993	32.64
2022	2023	31,585	0.0%	5,340,720	(213,524)	-	5,127,196	16.23	1,335,000	4,415,600	-	6,038,130	11,165,326	(857,681)	10,307,646	32.63
2023	2024	31,585	0.0%	5,340,353	(213,629)	-	5,126,724	16.23	1,620,000	4,362,200	(241,525)	6,039,785	11,166,509	(858,084)	10,308,425	32.64
2024	2025	31,585	0.0%	5,336,993	(213,614)	-	5,123,379	16.22	1,685,000	4,297,400	(241,591)	6,039,929	11,163,307	(856,992)	10,306,315	32.63
2025	2026	31,585	0.0%	5,339,355	(213,480)	-	5,125,875	16.23	1,750,000	4,230,000	(241,597)	6,037,403	11,163,278	(856,982)	10,306,296	32.63
2026	2027	31,585	0.0%	5,338,043	(213,574)	-	5,124,469	16.22	1,825,000	4,160,000	(241,496)	6,042,754	11,167,223	(858,327)	10,308,895	32.64
2027	2028	31,585	0.0%	5,339,723	(213,522)	-	5,126,201	16.23	1,895,000	4,087,000	(241,710)	6,039,390	11,165,591	(857,771)	10,307,820	32.64
2028	2029	31,585	0.0%	5,337,780	(213,589)	-	5,124,191	16.22	1,975,000	4,011,200	(241,576)	6,043,934	11,168,125	(858,635)	10,309,490	32.64
2029	2030	31,585	0.0%	5,337,465	(213,511)	-	5,123,954	16.22	2,055,000	3,932,200	(241,757)	6,044,803	11,168,756	(858,850)	10,309,906	32.64
2030	2031	31,585	0.0%	5,338,620	(213,499)	-	5,125,121	16.23	2,140,000	3,850,000	(241,792)	6,047,708	11,172,829	(860,240)	10,312,590	32.65
2031	2032	31,585	0.0%	5,341,088	(213,545)	-	5,127,543	16.23	2,220,000	3,764,400	(241,908)	6,041,712	11,169,255	(859,021)	10,310,234	32.64
2032	2033	31,585	0.0%	5,339,460	(213,644)	-	5,125,816	16.23	2,310,000	3,675,600	(241,668)	6,043,212	11,169,028	(858,943)	10,310,085	32.64
2033	2034	31,585	0.0%	5,338,988	(213,578)	-	5,125,410	16.23	2,405,000	3,583,200	(241,728)	6,045,882	11,171,291	(859,715)	10,311,576	32.65
2034	2035	31,585	0.0%	5,339,513	(213,560)	-	5,125,953	16.23	2,500,000	3,487,000	(241,835)	6,044,515	11,170,468	(859,434)	10,311,034	32.65
2035	2036	31,585	0.0%	5,339,828	(213,581)	-	5,126,247	16.23	2,600,000	3,387,000	(241,781)	6,044,569	11,170,817	(859,553)	10,311,264	32.65
2036	2037	31,585	0.0%	-	-	-	-	-	7,585,000	3,283,000	(241,783)	11,169,617	11,169,617	(859,144)	10,310,473	32.64
2037	2038	31,585	0.0%	-	-	-	-	-	8,085,000	2,979,600	(446,785)	11,171,045	11,171,045	(859,631)	10,311,414	32.65
2038	2039	31,585	0.0%	-	-	-	-	-	8,410,000	2,656,200	(446,842)	11,172,668	11,172,668	(860,185)	10,312,483	32.65
2039	2040	31,585	0.0%	-	-	-	-	-	8,745,000	2,319,800	(446,907)	11,171,133	11,171,133	(859,661)	10,311,472	32.65
2040	2041	31,585	0.0%	-	-	-	-	-	9,095,000	1,970,000	(446,845)	11,171,405	11,171,405	(859,754)	10,311,651	32.65
2041	2042	31,585	0.0%	-	-	-	-	-	9,460,000	1,606,200	(446,856)	11,172,654	11,172,654	(860,180)	10,312,474	32.65
2042	2043	31,585	0.0%	-	-	-	-	-	9,835,000	1,227,800	(446,906)	11,169,034	11,169,034	(858,945)	10,310,089	32.64
2043	2044	31,585	0.0%	-	-	-	-	-	10,230,000	834,400	(446,761)	11,170,859	11,170,859	(859,568)	10,311,291	32.65
2044	2045	31,585	0.0%	-	-	-	-	-	10,630,000	425,200	(446,834)	11,161,126	11,161,126	(856,248)	10,304,878	32.63
2045	2046	31,585	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals				91,461,724	(3,882,172)	-	87,579,552		112,000,000	81,492,200	(6,758,486)	196,408,324	283,987,876	(20,615,190)	263,372,686	

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