City of Mendota Heights, Minnesota

Estimated Tax Impact

March 1, 2019

15 Year Term

BOND ISSUANCE INFORMATION	
Bond Issue Amount	$7,000,000
Number of Years	15
Average Interest Rate	2.78%
Estimated Bond Rating	S&P
	AAA
PROPERTY TAX INFORMATION	
Actual Net Tax Capacity - Payable 2018	$21,060,499
Debt Levy @ 105% - Average	606,001
Estimated Tax Capacity Rate:	
Payable - 2018 Without Proposed Bonds	39.647%
Payable - 2018 With Proposed Bonds	42.524%
Estimated Tax Rate Increase	2.877%

TAX IMPACT ANALYSIS

Type of Property	Estimated Market Value	Market Value Exclusion	Taxable Market Value	Net Tax Capacity	Current City Tax	Proposed Tax Increase*	Proposed City Tax
Residential Homestead	$ 250,000	$ 14,740	$ 235,260	$ 2,353	$ 932.74	**$ 67.69**	$ 1,000.43
	275,000	12,490	262,510	2,625	1,040.77	**75.54**	1,116.31
	300,000	10,240	289,760	2,898	1,148.81	**83.38**	1,232.19
	365,000	4,390	360,610	3,606	1,429.71	**103.76**	1,533.47
	400,000	1,240	398,760	3,988	1,580.96	**114.74**	1,695.70
	450,000	-	450,000	4,500	1,784.12	**129.48**	1,913.60
	500,000	-	500,000	5,000	1,982.35	**143.87**	2,126.22
	600,000	-	600,000	6,250	2,477.94	**179.84**	2,657.78
	700,000	-	700,000	7,500	2,973.53	**215.81**	3,189.33
	800,000	-	800,000	8,750	3,469.11	**251.77**	3,720.89
	900,000	-	900,000	10,000	3,964.70	**287.74**	4,252.44
	1,000,000	-	1,000,000	11,250	4,460.29	**323.71**	4,784.00
Commercial/Industrial	$ 100,000	$ -	$ 100,000	$ 947	$ 375.44	**$ 27.25**	$ 402.69
	200,000	-	200,000	2,052	813.46	**59.04**	872.49
	300,000	-	300,000	3,314	1,314.05	**95.37**	1,409.41
	400,000	-	400,000	4,577	1,814.63	**131.70**	1,946.33
	500,000	-	500,000	5,840	2,315.22	**168.03**	2,483.25
	1,000,000	-	1,000,000	12,153	4,818.17	**349.68**	5,167.85
Apartments (4 or more units)	$ 200,000	$ -	$ 200,000	$ 2,500	$ 991.18	**$ 71.94**	$ 1,063.11
	300,000	-	300,000	3,750	1,486.76	**107.90**	1,594.67
	500,000	-	500,000	6,250	2,477.94	**179.84**	2,657.78
Agricultural Homestead **	$ 150,000	$ 23,740	$ 126,260	$ 1,263	$ 500.58	**$ 36.33**	$ 536.91
	400,000	23,740	376,260	2,513	996.17	**72.30**	1,068.47
	500,000	23,740	476,260	3,013	1,194.41	**86.69**	1,281.09
	600,000	23,740	576,260	3,513	1,392.64	**101.07**	1,493.71
	800,000	23,740	776,260	4,513	1,789.11	**129.85**	1,918.96
	1,000,000	23,740	976,260	5,513	2,185.58	**158.62**	2,344.20
Agricultural Non-Homestead (dollars per acre)	$ 1,500	$ -	$ 1,500	$ 15	$ 5.95	**$ 0.43**	$ 6.38
	2,000	-	2,000	20	7.93	**0.58**	8.50
	2,500	-	2,500	25	9.91	**0.72**	10.63
Seasonal/Recreation Residential	$ 100,000	$ -	$ 100,000	$ 1,000	$ 396.47	**$ 28.77**	$ 425.24
	200,000	-	200,000	2,000	792.94	**57.55**	850.49
	300,000	-	300,000	3,000	1,189.41	**86.32**	1,275.73
	400,000	-	400,000	4,000	1,585.88	**115.10**	1,700.98

** The figures in the table are based on taxes for new bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax 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 tax effect of the bond issue for many property owners.*

Prepared by Ehlers
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