

PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Renville County West School District No. 2890

Analysis of Tax Impact for Fall 2008 Bond Issue

May 30, 2008

Bond Issue Size	\$19,460,000	\$19,460,000	\$19,460,000
Length of Issue (in Years)	20	25	30
Est. Tax Capacity Rate (Pay 2009)*			
Without Proposed Bonds	0.00	0.00	0.00
With Proposed Bonds	23.75	21.08	19.45
Difference	23.75	21.08	19.45

Type of Property	Taxable Market Value	Annual Tax Increase for Debt Service Only*		
Residential Homestead	\$50,000	\$119	\$105	\$97
	60,000	143	126	117
	70,000	166	148	136
	80,000	190	169	156
	90,000	214	190	175
	100,000	238	211	195
	125,000	297	264	243
	150,000	356	316	292
	175,000	416	369	340
	200,000	475	422	389
Commercial/ Industrial	250,000	1,009	896	827
	500,000	2,197	1,950	1,799
	750,000	3,384	3,004	2,772
	1,000,000	4,572	4,058	3,744
	\$200,000	\$368	\$327	\$301
Agricultural Homestead **	400,000	629	559	515
	600,000	891	791	729
	800,000	1,152	1,022	943
Agricultural Non-Homestead (dollars per acre)	\$2,500	\$5.94	\$5.27	\$4.86
	3,000	7.13	6.32	5.84
	3,500	8.31	7.38	6.81
	4,000	9.50	8.43	7.78
	4,500	10.69	9.49	8.75

* The figures in the table are based on school district taxes for 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 effect of the bond issue for many property owners.

** For agricultural homestead property, a value of \$100,000 was assumed for the house, garage and one acre.