

**PRELIMINARY INFORMATION - FOR DISCUSSION ONLY**

**Albany Area Schools, ISD 745**  
**Analysis of Tax Impact for Potential Referendum Levy**  
**June 5, 2026**

<b>Additional Referendum Revenue</b> <b>\$1,147.00 Per Pupil Unit</b>
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Year Taxes are Payable	2027
Estimated Adjusted Pupil Units (APU)	1,797.80
Estimated Increase in Operating Referendum Revenue	\$2,062,077
<b>Estimated Net Increase in Total Revenue</b> (Including Estimated Reduction in Equity Revenue)	<b>\$1,976,659</b>

Type of Property	Estimated Market Value	Estimated Taxes for Referendum Only*	
		Annual	Monthly
	\$100,000	\$150	\$13
	200,000	300	25
	300,000	451	38
	330,000	496	41
	400,000	601	50
	500,000	751	63
	600,000	901	75
Residential	700,000	1,052	88
Homesteads,	800,000	1,202	100
Apartments,	900,000	1,352	113
and Commercial-	1,000,000	1,502	125
Industrial Property	1,100,000	1,653	138
	1,200,000	1,803	150
	1,300,000	1,953	163
	1,400,000	2,103	175
	1,500,000	2,254	188
	1,600,000	2,404	200
	1,700,000	2,554	213
	1,800,000	2,704	225
	1,900,000	2,855	238
	2,000,000	3,005	250

Average  
value of  
residential  
home →

\* The amounts in the table are based on school district taxes for the referendum levy only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the Minnesota Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This may decrease the net effect of the referendum levy for those property owners.

**NOTE: Agricultural property will pay taxes for the proposed referendum based only on the value of the house, garage and one acre. Seasonal recreational residential property (i.e., cabins) will pay no taxes for the proposed referendum.**

