

Truth in Taxation Meeting

Monday, December 9, 2024 6:00 PM

Deer River High School Media Center, 101 1st Avenue, Deer River, MN 56636

1. **Call to Order**
2. **Annual Truth in Taxation Report**
3. **Public Comment Regarding Truth in Taxation Report**
4. **Adjournment**

PUBLIC HEARING

2024-25 Budget

& Proposed 2025

Property Taxes



December 9, 2024



Why have a Truth in Taxation Meeting?

- **Truth in Taxation Law, passed in 1989**
- **Two major requirements:**
 - 1. Tax Statements**

Counties must send out proposed property tax statements in November based on preliminary tax levies set by all taxing jurisdictions (counties, cities, townships, school districts, etc.)
 - 2. Public Hearing**

Most taxing jurisdictions must hold a public hearing prior to certifying the final levy and discuss:

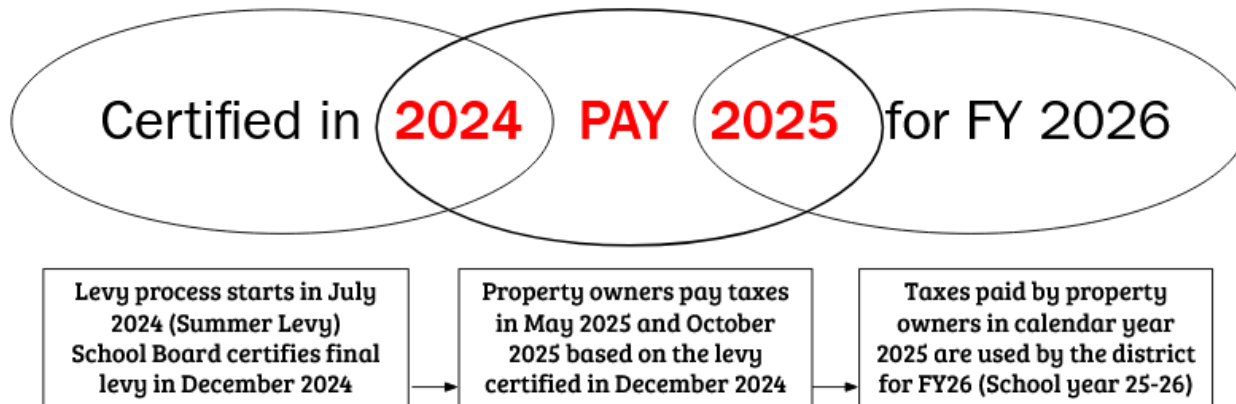
 - ***Payable 2025 levy***
 - ***Fiscal year 2025 budget***
 - ***Public comments***

This is the school district's annual required hearing



The Levy Cycle

School Districts start the levy process 6 months before the calendar year the taxes are collected in and one year before the Fiscal Year the taxes are recorded in.



Know Your Valuation

- Property classification and market value
- Sent Spring 2024; cannot change value
- Watch for statement in SPRING and where to appeal



Spruce County
Jane Smith, Auditor-Treasurer
345 12th Street East, Box 78
Spruceville, MN 55555-5555
(555) 345-6789
www.co.spruce.mn.us

TAXPAYER(S):

John and Mary Johnson
123 Pine Rd S
Spruceville, MN 55555-5555

Property Information

PIN Number: 01.234.56.789.R1
Property Address: 789 Pine Rd S
Spruceville, MN 55555

Property Description:
Lot 1, Block 1, Spruce Acres Subdivision

PROPOSED TAXES 2025

THIS IS NOT A BILL. DO NOT PAY.

| VALUES AND CLASSIFICATION | | | |
|---|----------------------------------|-------------------|-----------|
| Step | Taxes Payable Year | 2024 | 2025 |
| 1 | Estimated Market Value | \$125,000 | \$150,000 |
| | Homestead Exclusion | \$ | \$33,050 |
| | Taxable Market Value | \$125,000 | \$116,950 |
| | Class | Res NHmstd | Res Hmstd |
| PROPOSED TAX | | | |
| 2 | Property taxes before credits | \$1,479.52 | |
| | School building bond credit | \$ 12.00 | |
| | Agricultural market value credit | | |
| | Other credits | | |
| | Property taxes after credits | <u>\$1,467.52</u> | |
| PROPERTY TAX STATEMENT | | | |
| 3 | Coming in 2025 | | |
| The time to provide feedback on PROPOSED LEVIES is NOW | | | |
| It is too late to appeal your value without going to Tax Court. | | | |

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

| Contact Information | Meeting Information | Actual 2024 | Proposed 2025 |
|---|--|-------------------|-------------------|
| State General Property Tax | No public meeting | \$0 | \$0 |
| County of Spruce Spruce County Courthouse 123 Spruce St Spruceville, MN 55555 www.co.spruce.mn.us (555) 123-4567 | December 5, 7:00 PM | \$438.06 | \$484.18 |
| City of Spruceville Mayor's Office 456 Spruce St Spruceville, MN 55555 www.ci.spruceville.mn.us (555) 123-7654 | December 2, 6:30 PM Spruceville City Hall | \$273.79 | \$312.06 |
| Spruceville School District 999 150 1st St N Spruceville, MN 55555 www.spruceville.k12.mn.us (555) 123-6789 | December 9, 7:00 PM Spruceville High School Cafeteria | | |
| Voter Approved Levies | | \$289.35 | \$296.68 |
| Other Levies | | \$340.11 | \$374.60 |
| Total excluding any special assessments | | \$1,341.31 | \$1,467.52 |
| | | | 9.4% |

Your school district was scheduled to hold a referendum at the November general election. If the referendum was approved by the voters, the school district's voter approved property tax for 2025 may be higher than the proposed amount shown on this notice.

Property Tax Bases

- There are 2 general categories that determine how the county auditor calculates the property taxes owed by each parcel of property.
- - Net Tax Capacity (NTC)
- Referendum Market Value (RMV)



Net Tax Capacity (NTC)

Formula takes into consideration the classification of the property such as Residential, Commercial/Industrial, Agricultural, Seasonal Recreational, etc,

The taxable market value is multiplied by a class rate to determine the property's Net Tax Capacity



KEY TAKE-AWAY: A commercial property will pay more NTC-type taxes than an equally valued residential property.



Referendum Market Value (RMV)

A few categories of the school tax levy use Referendum Market Value (RMV) to determine how much each property parcel pays

There are certain parcels that are EXCLUDED from paying for RMV based school levies

- The remainder of Agricultural Property after the House, Garage, & 1 Acre (Farmland)
- Noncommercial Seasonal Residential Recreational (Cabins)



KEY TAKE-AWAY: RMV-type taxes tax all types of property of the same value the same BUT some properties are exempt.





RESIDENTIAL

\$400,000 Estimated Market Value

\$389,450 Taxable Market Value

\$3,894.50 Net Tax Capacity

\$400,000 Referendum Market Value



COMMERCIAL

\$400,000 Estimated Market Value

\$400,000 Taxable Market Value

\$7,250.00 Net Tax Capacity

\$400,000 Referendum Market Value



SEASONAL RECREATION

\$400,000 Estimated Market Value

\$400,000 Taxable Market Value

\$4,000.00 Net Tax Capacity

\$0 Referendum Market Value



AGRICULTURAL

\$400,000 Estimated Market Value

\$400,000 Taxable Market Value

\$2,000.00 Net Tax Capacity

\$0 Referendum Market Value



Your School District Tax Levy

Possible reasons for changes to your parcel:

- Change in value or classification to your property
- Change in enrollment numbers
- Change in valuation of property in district
Equalization aid depends on district property wealth per pupil
- Local decisions and requirements
- Adjustment for prior years (estimate to actual)
- Legislative changes (Local Optional Revenue)



Important Considerations

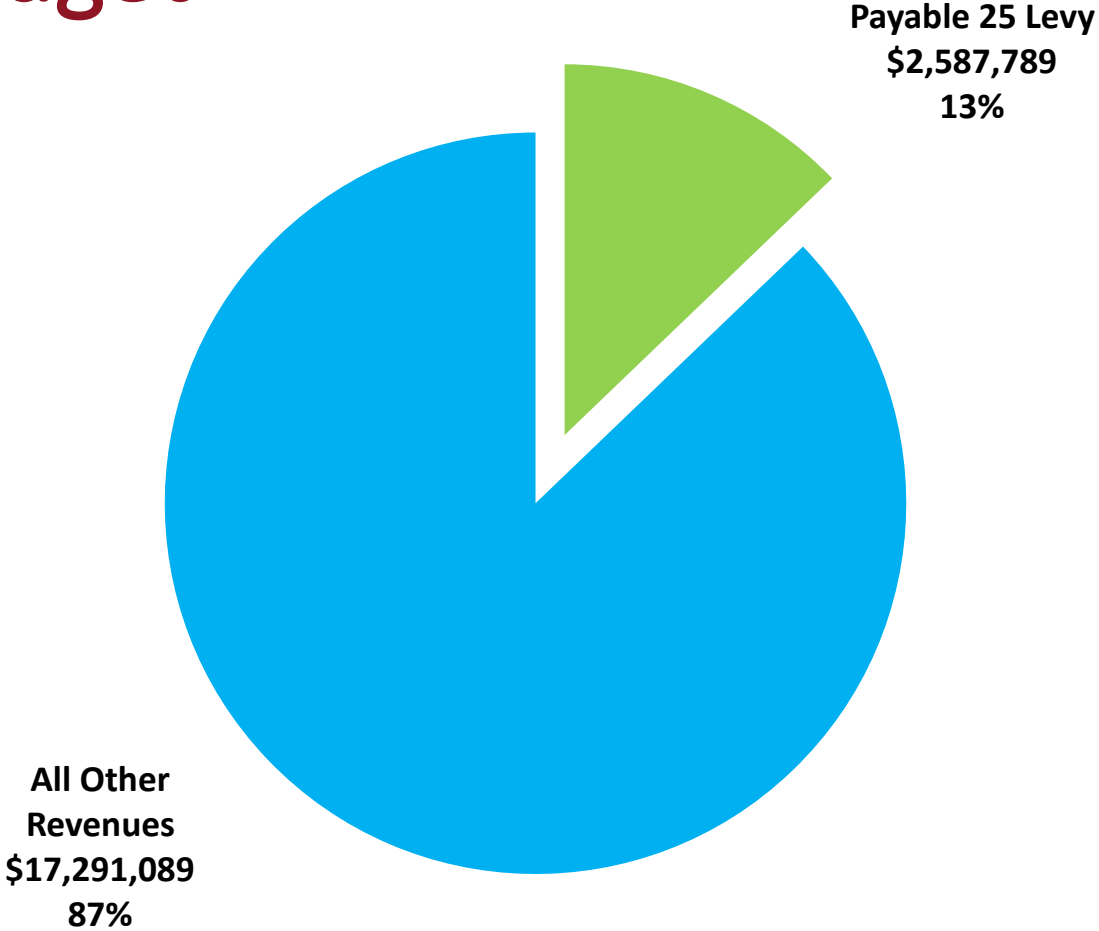
- The increase in the levy does not correlate to the same increase or decrease in an individual taxpayer's property taxes
- Property valuation and property tax type will impact the calculation of their property taxes
- The increase in the levy does not correlate to the same increase or decrease in the district's total revenue



24-5 School Year Budget

| Fund | Revenues | Expenses | Projected Surplus (Deficit) |
|-------------------------------|---------------------|---------------------|--------------------------------|
| General | 16,696,140 | 16,657,640 | 38,500 |
| Food Service | 827,500 | 812,325 | 15,175 |
| Community Education | 260,622 | 258,944 | 1,678 |
| Building Construction Fund | 100,000 | 4,477,783 | (4,377,783) |
| Debt Redemption Fund | 1,888,117 | 1,877,974 | 10,143 |
| Trust Fund | 2,500 | 2,500 | - |
| OPEB Revocable Trust | 104,000 | 59,250 | 44,750 |
| Total All Funds | \$19,878,879 | \$24,146,416 | \$ (4,267,537) |

Payable 2025 Final Levy as a Component of Revenue Budget



More Information

State of Minnesota for Property Tax Relief

1-800-652-9094

County Auditor

Itasca County Courthouse

123 NE 4th Street

Grand Rapids, MN 55744

Auditor's Office Phone: 218-327-2859

Treasurer's Office Phone: 218-327-2860



QUESTIONS?

Thank you for attending this hearing.

