St. Charles Public Schools • ISD 858
Operating Referendum
Estimated Tax Impact

Proposed referendum: $650 • Estimated tax rate increase: 0.088128%

AGRICULTURAL LAND & BUILDINGS
$0 monthly / $0 yearly

Applies to agricultural homestead and non-homestead land and buildings.
House, garage & surrounding one acre remain taxable.

Residential Homestead / House, Garage & One Acre

Market value	Monthly impact	Yearly impact
$100,000	$7	$88
$150,000	$11	$132
$200,000	$15	$176
$250,000	$18	$220
$300,000	$22	$264
$350,000	$26	$308
$400,000	$29	$353
$450,000	$33	$397
$500,000	$37	$441
$600,000	$44	$529
$700,000	$51	$617
$800,000	$59	$705

Commercial / Industrial

Market value	Monthly impact	Yearly impact
$250,000	$18	$220
$500,000	$37	$441
$750,000	$55	$661
$1,000,000	$73	$881

Agricultural Homestead*

Value per acre	Monthly	Yearly
$10,000	$0	$0
$11,000	$0	$0
$12,000	$0	$0
$13,000	$0	$0

Agricultural Non-Homestead

Value per acre	Monthly	Yearly
$10,000	$0	$0
$11,000	$0	$0
$12,000	$0	$0
$13,000	$0	$0

*Excludes the house, garage and surrounding one acre; see residential table.
Agricultural values are average estimated market values per acre of land and buildings.
Amounts show additional operating referendum taxes, not total property taxes.
Annual estimate = referendum market value × 0.00088128; monthly = annual ÷ 12.
Monthly and yearly figures rounded independently to the nearest dollar.
Source: St. Charles tax impact estimate; Minnesota Department of Revenue (agricultural exclusions).