

City of Columbia Heights, Minnesota
Estimated Tax Impact
 April 29, 2026

BOND ISSUANCE INFORMATION	
Bond Issue Amount	\$31,475,000
Number of Years	25
Average Interest Rate	4.33%
Estimated Bond Rating	S&P AA
PROPERTY TAX INFORMATION	
Actual Net Tax Capacity - Payable 2026	\$20,627,976
Debt Levy @ 105% - Average	2,183,274
Estimated Tax Capacity Rate:	
Payable - 2026 Without Proposed Bonds	78.154%
Payable - 2026 With Proposed Bonds	88.738%
Estimated Tax Rate Increase	10.584%

TAX IMPACT ANALYSIS								Tax Increase is for Debt Service Only*		
Type of Property	Estimated Market Value	Market Value Exclusion	Taxable Market Value	Net Tax Capacity	Current City Tax	Proposed Tax Increase*	Proposed City Tax	Annual	Monthly	Daily
Residential Homestead	\$ 50,000	\$ 20,000	\$ 30,000	\$ 300	\$ 234.46	\$ 31.75	\$ 266.22	\$31.75	\$2.65	\$0.09
	100,000	37,550	62,450	625	488.07	66.10	554.17	66.10	5.51	0.18
	150,000	33,050	116,950	1,170	914.02	123.78	1,037.80	123.78	10.32	0.34
	200,000	28,550	171,450	1,715	1,339.96	181.46	1,521.42	181.46	15.12	0.50
	250,000	24,050	225,950	2,260	1,765.90	239.15	2,005.04	239.15	19.93	0.66
	278,800	21,458	257,342	2,573	2,011.24	272.37	2,283.61	272.37	22.70	0.75
	300,000	19,550	280,450	2,805	2,191.84	296.83	2,488.67	296.83	24.74	0.81
	325,000	17,300	307,700	3,077	2,404.81	325.67	2,730.48	325.67	27.14	0.89
	350,000	15,050	334,950	3,350	2,617.78	354.51	2,972.29	354.51	29.54	0.97
	400,000	10,550	389,450	3,895	3,043.72	412.20	3,455.92	412.20	34.35	1.13
500,000	1,550	498,450	4,985	3,895.60	527.56	4,423.17	527.56	43.96	1.45	
600,000	-	600,000	6,250	4,884.65	661.50	5,546.15	661.50	55.13	1.81	
Commercial/Industrial	\$ 100,000	\$ -	\$ 100,000	\$ 923	\$ 721.54	\$ 97.71	\$ 819.25	\$97.71	\$8.14	\$0.27
	200,000	-	200,000	2,000	1,563.33	211.71	1,775.05	\$211.71	\$17.64	\$0.58
	300,000	-	300,000	3,231	2,525.39	342.00	2,867.39	\$342.00	\$28.50	\$0.94
	400,000	-	400,000	4,462	3,487.44	472.29	3,959.73	\$472.29	\$39.36	\$1.29
	500,000	-	500,000	5,693	4,449.49	602.57	5,052.06	602.57	50.21	1.65
	1,000,000	-	1,000,000	11,848	9,259.75	1,254.00	10,513.75	1,254.00	104.50	3.44
Apartments (4 or more units)	\$ 200,000	\$ -	\$ 200,000	\$ 2,500	\$ 1,953.86	\$ 264.60	\$ 2,218.46	\$264.60	\$22.05	\$0.72
	500,000	-	500,000	6,250	4,884.65	661.50	5,546.15	661.50	55.13	1.81
	1,000,000	-	1,000,000	12,500	9,769.30	1,323.01	11,092.30	1,323.01	110.25	3.62
Agricultural Homestead **	\$ 350,000	\$ 15,050	\$ 334,950	\$ 3,350	\$ 2,617.78	\$ 354.51	\$ 2,972.29	\$354.51	\$29.54	\$0.97
	400,000	15,050	384,950	3,600	2,813.17	380.97	3,194.14	380.97	31.75	1.04
	500,000	15,050	484,950	4,100	3,203.94	433.89	3,637.83	433.89	36.16	1.19
	600,000	15,050	584,950	4,600	3,594.71	486.81	4,081.52	486.81	40.57	1.33
	800,000	15,050	784,950	5,600	4,376.25	592.65	4,968.91	592.65	49.39	1.62
	1,000,000	15,050	984,950	6,600	5,157.80	698.49	5,856.29	698.49	58.21	1.91
Agricultural Non-Homestead (dollars per acre)	\$ 1,500	\$ -	\$ 1,500	\$ 15	\$ 11.72	\$ 1.59	\$ 13.31	\$1.59	\$0.13	\$0.00
	2,000	-	2,000	20	15.63	2.12	17.75	2.12	0.18	0.01
	2,500	-	2,500	25	19.54	2.65	22.18	2.65	0.22	0.01
	3,500	-	3,500	35	27.35	3.70	31.06	3.70	0.31	0.01
	4,500	-	4,500	45	35.17	4.76	39.93	4.76	0.40	0.01
Seasonal/Recreation Residential	\$ 100,000	\$ -	\$ 100,000	\$ 1,000	\$ 781.54	\$ 105.84	\$ 887.38	\$105.84	\$8.82	\$0.29
	200,000	-	200,000	2,000	1,563.09	211.68	1,774.77	211.68	17.64	0.58
	300,000	-	300,000	3,000	2,344.63	317.52	2,662.15	317.52	26.46	0.87
	400,000	-	400,000	4,000	3,126.17	423.36	3,549.54	423.36	35.28	1.16
	500,000	-	500,000	5,000	3,907.72	529.20	4,436.92	529.20	44.10	1.45
	600,000	-	600,000	6,250	4,884.65	661.50	5,546.15	661.50	55.13	1.81

* 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.

** For agricultural homestead property, a value of \$350,000 was assumed for the house, garage and one acre.