

Tax Impact

Build an Addition Between High School and Elementary School and Renovate High School Rooms

Type of Property	Estimated Market Value	Annual Tax Impact	Monthly Tax Impact
Residential Homestead	\$100,000	\$117	\$10
	\$150,000	\$205	\$17
	\$200,000	\$294	\$25
	\$250,000	\$382	\$32
	\$300,000	\$471	\$39
	\$350,000	\$559	\$47
Commercial/Industrial	\$100,000	\$244	\$20
	\$200,000	\$528	\$44
	\$300,000	\$853	\$71
Agricultural Homestead (average value per acre of land and buildings)	\$1,000	\$0.23	\$0.02
	\$2,000	\$0.46	\$0.04
	\$3,000	\$0.70	\$0.06
	\$3,500	\$0.81	\$0.07
	\$4,000	\$0.93	\$0.08
	\$5,000	\$1.16	\$0.10
Agricultural Non-Homestead (average value per acre of land and buildings)	\$1,000	\$0.46	\$0.04
	\$2,000	\$0.93	\$0.08
	\$3,000	\$1.39	\$0.12
	\$3,500	\$1.63	\$0.14
	\$4,000	\$1.86	\$0.15
	\$5,000	\$2.32	\$0.19

For all agricultural property, estimated tax impact for 2022 includes a 60% reduction and for 2023, a 70% reduction due to the School Building Bond Agricultural Credit. Under current law, the School Building Agricultural Credit will remain at that higher level. Average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than approximately \$1.9 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.

Find What Your Exact Tax Impact is
www.ehlers-inc.com/microsite/wao2022

There are certain Minnesota Tax Credits and Deferrals that may affect certain property owners' situations. They include:

- Minnesota Homestead Credit Refund
- Special Property Tax Refund
- Senior Citizen Property Tax Deferral

Learn if you qualify at:

www.ehlers-inc.com/microsite/wao2022

Financial advising and public tax impact assistance provided by 

Public Meetings

Monday, September 26
7 p.m. | WAO High School Auditorium

Thursday, September 29
7 p.m. | Alvarado Community Center

Wednesday, September 28
7 p.m. | Oslo Community Center

Tuesday, November 1
7 p.m. | WAO High School Auditorium



The City of Warren can vote in person on **November 8** at: **Warren City Hall**
120 E Bridge Ave
Warren, MN 56762

All other cities and townships will vote with a mail-in ballot.

Fact Sheet



WARREN-ALVARADO-OSLO
STRENGTHENING OUR COMMUNITIES THROUGH EXCELLENCE IN EDUCATION

www.designwithICON.com/wao

Challenges

HIGH SCHOOL

- Little to no air conditioning/dehumidification in much of the building.
- The heating system is past its life expectancy.
- The interior finishes, such as flooring, cabinetry, etc., are 70 years old.
- Many places are missing handicap-accessible amenities, entrances, and ramp.
- Music spaces are nearly 35 percent smaller than recommended by the Minnesota Department of Education(MDE).
- The cafeteria is nearly 50 percent smaller than recommended by the MDE.
- The food service area is just over 75 percent smaller than recommended by the MDE.
- Specialized classrooms such as FACS and science labs are outdated and do not support current learning curriculum.

ELEMENTARY SCHOOL

- Lacks learning spaces to accommodate growing enrollment.
 - Classrooms
 - Special Education Rooms
 - Breakout Spaces for Title Education and Individual Instruction
- Due to enrollment increases, the elementary school has only enough space for pre-kindergarten through fourth grade classes beginning the 2022-23 year. Fifth graders will be moved to temporary portable classrooms.
- Classrooms are on average about 350 square feet (or about 33 percent) smaller than recommended by the MDE.
- The gymnasium is less than half the size recommended by the MDE. The gym is not handicap accessible and does not accommodate physical education class needs. Fourth- and fifth-graders are currently walking to the high school auditorium gym for PE class.
- The food service area is about 40 percent smaller than the recommended square footage by the MDE. Currently, there is not enough space to accommodate the number of students at lunch and to efficiently get them through the lunch line, cutting into instruction time.

Proposed Solution

BUILD AN ADDITION BETWEEN HIGH SCHOOL AND ELEMENTARY SCHOOL AND RENOVATE HIGH SCHOOL ROOMS

- New defined entrance for high school and elementary for all students and visitors
- Shared administrative offices for the high school, elementary school, and the District
- Shared kitchen for the high school and elementary school
- New elementary gymnasium
- Four additional classrooms (two for fifth grade and two for sixth grade)
- Additional rooms for elementary music and band
- Renovate approximately seven other classrooms
- Renovate high school science rooms and music room
- Renovate auditorium
- Repurpose approximately six other rooms
- New parking lot and drop off/pick up area to the north with 120 additional stalls
- \$6.9 million in capital maintenance improvements as identified in the Facility Assessment (Copies of the assessment can be found at the District Office) including but not limited to:
 - Interior finishes (paint, flooring, and door and hardware replacement)
 - Handicap accessibility
 - Renovated restrooms
 - New heating and air conditioning system in High School
 - Updated electrical infrastructure and lighting
 - New sprinkler system in High School

Ballot Question

QUESTION 1

Shall the school board of Independent School District No. 2176 (Warren-Alvarado-Oslo) be authorized to issue its general obligation school building bonds in an amount not to exceed \$24,900,000 to provide funds for the acquisition and betterment of school sites and facilities, including renovations and updates to the school building's main entrance; the construction and equipping of an elementary school gymnasium and consolidated administrative office area to support high school, elementary, and district personnel; the construction and equipping of a shared kitchen to support the high school and elementary school; the construction and equipping of new elementary classrooms and music rooms; renovations and upgrades to existing high school science rooms, music rooms and the auditorium; repurposing existing spaces at the school site and facility; the construction of improvements to the parking lot and parent drop off and pickup areas; the construction and installation of fire protection systems and ADA accessibility improvements; the construction and installation of mechanical, HVAC and electrical infrastructure improvements; and remodeling and upgrading of restrooms?

