

Worthington School District No. 518

4) Estimated Tax Impact

ESTIMATED VOTER APPROVED SCHOOL BUILDING BOND IMPACT

Phase I Borrowing - \$10,000,000 - Interest Rate Cushion - .75%

Phase II Borrowing - \$58,495,000 - Interest Rate Cushion - 1.25%

Net Tax Capacity Growth Assumption - 2.5% annually for next five years

Notice this is just on the new debt and not the amount blended with existing debt.

Type of Property	Estimated Market Value	New High School - Borrowing Est. Pay 2019	Est. Impact of AG Tax Credit Change Est. Pay 2019	Estimated Property Tax Impact of Voter Approved Question Est. Pay 2019
Residential Homestead	75,000	75.52	NOT APPLICABLE	75.52
	100,000	120.50		120.50
	125,000	166.15		166.15
	150,000	211.97		211.97
	175,000	257.62		257.62
	200,000	303.44		303.44
	250,000	394.90		394.90
	300,000	486.37		486.37
	350,000	577.84		577.84
	400,000	669.31		669.31
500,000	839.15	839.15	839.15	
Commercial Industrial	250,000	713.28	N/A	713.28
	500,000	1,552.43		1,552.43
	1,000,000	3,230.73		3,230.73
Agricultural Homestead *	1,288,000	1,191.59	(373.59)	818.00
* - Property value assumes 160 acres with a dwelling value of \$175,000 (house, garage and one acre) at an assessed value of \$7,000 per acre				
Agricultural Homestead **	2,408,000	2,285.01	(810.95)	1,474.05
** - Property value assumes 320 acres with a dwelling value of \$175,000 (house, garage and one acre) at an assessed value of \$7,000 per acre				
Non-homestead Agricultural	7,000	11.75	(4.70)	7.05

Independent School District 518, Worthington HYPOTHETICAL FINANCING ILLUSTRATION

Phase I	Phase II	TOTAL
Bank Qualified	Non-Bank Qualified	
10,000,000	58,495,000	68,495,000
G.O. SCHOOL BUILDING BONDS	G.O. SCHOOL BUILDING BONDS	

Interest Rate Cushion		Interest Rate Cushion		
0.75%		1.25%		
Dated May 1, 2018 <i>(First interest 2/1/19)</i>		Dated February 1, 2019 <i>(First interest 8/1/19)</i>		
PRINCIPAL (2/1)	INTEREST (8/1 & 2/1) AVG= 4.06%	PRINCIPAL (2/1)	INTEREST (8/1 & 2/1) AVG= 4.59%	TOTAL NEW DEBT AVG= 4.50%

When we total these two columns of identical data we get \$136,492,300. You might want to ask ISD #518 how they arrived at these two different totals.

FOUR YEAR GROWTH AVERAGE	6.50%
NET NEW TAX RATE	16.78%

LEVY YEAR	FISCAL YEAR	EXISTING GO SBB DEBT SERVICE	Phase I		Phase II		TOTAL NEW DEBT	CAPITALIZED INTEREST OFFSET	105% TOTAL EXISTING AND NEW DEBT	STATE DEBT EQUALIZATION AID ESTIMATE	NET EXISTING AND NEW DEBT AT 105%	NET TAX CAPACITY FOR DEBT SERVICE	ESTIMATED GROWTH	TAXES PAYABLE YEAR	NET TAX CAPACITY D/S RATE
			PRINCIPAL (2/1)	INTEREST (8/1 & 2/1) AVG=	PRINCIPAL (2/1)	INTEREST (8/1 & 2/1) AVG=									
2015	2017	1,377,525							1,446,401		1,446,401	18,274,555	21.18%	2014	
2016	2018	1,375,125							1,443,881		1,443,881	19,380,454	6.05%	2015	
2017	2019	1,377,325		295,819			295,819	(295,819)	1,446,191	0	1,446,191	19,027,130	7.14%	2016	8.14%
2018	2020	1,373,200		394,425	285,000	2,554,358	3,233,783	0	4,837,332	0	4,837,332	19,990,378	2.50%	2017	7.59%
2019	2021	1,378,450		394,425	400,000	2,547,205	3,341,630	0	4,956,083	0	4,956,083	20,490,138	2.50%	2018	24.20%
2020	2022	1,376,700		394,425	530,000	2,536,765	3,461,190	0	5,079,784	0	5,079,784	21,002,391	2.50%	2019	24.19%
2021	2023	1,373,900		394,425	670,000	2,522,402	3,586,827	0	5,208,763	0	5,208,763	21,527,451	2.50%	2020	24.20%
2022	2024	1,375,050		394,425	810,000	2,503,240	3,707,665	0	5,336,850	0	5,336,850	22,065,637	2.50%	2021	24.19%
2023	2025		250,000	394,425	1,960,000	2,478,616	5,083,041	0	5,337,193	0	5,337,193	22,065,637	0.00%	2022	24.19%
2024	2026		250,000	387,725	2,030,000	2,415,700	5,083,425	0	5,337,596	0	5,337,596	22,065,637	0.00%	2023	24.19%
2025	2027		250,000	380,675	2,105,000	2,347,695	5,083,370	0	5,337,538	0	5,337,538	22,065,637	0.00%	2024	24.19%
2026	2028		250,000	373,150	2,185,000	2,274,020	5,082,170	0	5,336,278	0	5,336,278	22,065,637	0.00%	2025	24.18%
2027	2029		250,000	365,300	2,275,000	2,194,049	5,084,349	0	5,338,566	0	5,338,566	22,065,637	0.00%	2026	24.19%
2028	2030		250,000	357,200	2,370,000	2,106,234	5,083,434	0	5,337,605	0	5,337,605	22,065,637	0.00%	2027	24.19%
2029	2031		250,000	348,750	2,475,000	2,010,249	5,083,999	0	5,338,198	0	5,338,198	22,065,637	0.00%	2028	24.19%
2030	2032		250,000	340,000	2,585,000	1,907,041	5,082,041	0	5,336,143	0	5,336,143	22,065,637	0.00%	2029	24.18%
2031	2033		250,000	331,000	2,705,000	1,796,145	5,082,145	0	5,336,252	0	5,336,252	22,065,637	0.00%	2030	24.18%
2032	2034		250,000	321,750	2,835,000	1,677,125	5,083,875	0	5,338,068	0	5,338,068	22,065,637	0.00%	2031	24.19%
2033	2035		250,000	312,250	2,970,000	1,549,266	5,081,516	0	5,335,592	0	5,335,592	22,065,637	0.00%	2032	24.18%
2034	2036		250,000	302,625	3,120,000	1,412,349	5,084,974	0	5,339,223	0	5,339,223	22,065,637	0.00%	2033	24.20%
2035	2037		250,000	292,750	3,270,000	1,267,581	5,080,331	0	5,334,348	0	5,334,348	22,065,637	0.00%	2034	24.17%
2036	2038		500,000	282,750	3,185,000	1,114,872	5,082,622	0	5,336,753	0	5,336,753	22,065,637	0.00%	2035	24.19%
2037	2039		1,250,000	262,500	2,605,000	963,585	5,081,085	0	5,335,139	0	5,335,139	22,065,637	0.00%	2036	24.18%
2038	2040		1,250,000	211,250	2,785,000	839,066	5,085,316	0	5,339,581	0	5,339,581	22,065,637	0.00%	2037	24.20%
2039	2041		1,250,000	159,375	2,965,000	705,386	5,079,761	0	5,333,749	0	5,333,749	22,065,637	0.00%	2038	24.17%
2040	2042		1,250,000	106,875	3,160,000	562,473	5,079,348	0	5,333,315	0	5,333,315	22,065,637	0.00%	2039	24.17%
2041	2043		1,250,000	53,750	3,370,000	407,949	5,081,699	0	5,335,783	0	5,335,783	22,065,637	0.00%	2040	24.18%
2042	2044			0	4,845,000	240,797	5,085,797	0	5,340,086	0	5,340,086	22,065,637	0.00%	2041	24.20%
		8,254,625	10,000,000	7,852,044	58,495,000	42,934,159	119,281,202	(295,819)	133,602,009	0	106,919,495				

Avg. new debt payment for this time period is \$4,823,000, but they calculate tax impact on just \$3,233,800 (taxes payable year 2019). The average for these 24 years is 49.1% higher than payable year 2019. So add this same 49.1% increase to the tax impact they are providing you.