

ESTIMATES PRIOR TO THE ELECTION

Tracy Area Schools, ISD 2904

Analysis of Tax Impact for Potential Bond Issue

Board Approved Facilities Maintenance Bond and Voter Approved Building Bond Assuming August 2022 Election

May 4, 2022

	Board Approved	Ballot Question		
	Long-Term Facilities Maintenance Health & Safety	Building Bond	(Reduction) Revoke Capital Project Levy Authority	Net Change
Bond Issue Amount	\$18,550,000	\$7,565,000		
Cost of Issuance # (Net of Investment Earnings)	\$250,700	\$151,500		
Net Available for Projects	\$18,299,300	\$7,413,500		
Average Interest Rate	3.90%	4.00%		
Number of Years	20	20		
Closing Date	8/1/2022	11/1/2022		

Type of Property	Estimated Market Value	Estimated Change in Taxes From 2022 to 2023 for Board Approved Projects*	Estimated Additional Change in Taxes from 2022 to 2023 for Ballot Question on August 9th*			Tax Impact Totals
Residential Homestead	\$70,000	\$34	\$18	-\$4	\$14	\$48
	80,000	41	21	-5	16	57
	90,000	50	26	-6	20	70
	100,000	58	31	-7	24	82
	125,000	81	42	-9	33	114
	150,000	103	54	-12	42	145
	200,000	147	77	-17	60	207
	300,000	236	124	-27	97	333
	400,000	325	170	-37	133	458
500,000	408	214	-46	168	576	
Commercial/ Industrial	\$50,000	\$61	\$32	-\$7	\$25	\$86
	100,000	122	64	-14	50	172
	250,000	346	182	-39	143	489
	500,000	754	395	-85	310	1,064
Agricultural Homestead** (average value per acre of land & buildings)	\$6,000	\$0.69	\$0.38	-\$0.28	\$0.10	\$0.79
	7,000	0.81	0.45	-0.32	0.13	0.94
	7,363	0.85	0.47	-0.34	0.13	0.98
	8,000	0.93	0.51	-0.37	0.14	1.07
	9,000	1.04	0.58	-0.41	0.17	1.21
10,000	1.16	0.64	-0.46	0.18	1.34	
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$6,000	\$1.39	\$0.77	-\$0.55	\$0.22	\$1.61
	7,000	1.62	0.90	-0.64	0.26	1.88
	7,363	1.70	0.94	-0.68	0.26	1.96
	8,000	1.85	1.03	-0.73	0.30	2.15
	9,000	2.08	1.15	-0.83	0.32	2.40
10,000	2.31	1.28	-0.92	0.36	2.67	
Seasonal Recreational Residential	\$100,000	\$82	\$43	-\$9	\$34	\$116
	200,000	163	85	-18	67	230
	300,000	245	128	-28	100	345
	400,000	326	171	-37	134	460
500,000	408	214	-46	168	576	

Includes fees for municipal advisor, bond counsel, rating agency, paying agent, county certificates and an allowance for discount bidding (which is an estimate of the compensation taken by the underwriter who provides the lowest true interest cost as part of the competitive bidding process and purchases the bonds). Ehlers provides independent municipal advisory services as part of the bond sale process and is not an underwriting firm.

* The amounts in the table are based on school district taxes for bonded debt levies and capital project levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This may change the net effect of the proposed tax increase for those property owners.

** 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.