

Jackson County, Iowa Property Tax Impact Analysis New Site

| Assumptions | |
|----------------------|---------------|
| Par Amount of Bonds | \$6,950,000 |
| Bond Term | 19 |
| Est. Interest Rate | 3.50% |
| Est. Annual Payment | \$506,935 |
| Taxable Valuation | 1,147,467,546 |
| Tax Rate per \$1,000 | \$0.44 |

| Rollback FY 2019 | |
|-------------------|----------|
| Residential | 55.6204% |
| Multi-Residential | 78.7500% |
| Com/Ind | 90.0000% |
| Agricultural | 54.4480% |

*Assumes interest rates as of 4/11/18 (AA- plus .5%)

| Type of Property | Assessed Value | Taxable Value (after rollback) | Est. Annual Tax Increase | Est. Monthly Tax Increase |
|-----------------------|-----------------|--------------------------------|------------------------------|---------------------------|
| Residential | \$50,000 | 27,810 | \$12.29 | \$1.02 |
| | 75,000 | 41,715 | \$18.43 | \$1.54 |
| | 100,000 | 55,620 | \$24.57 | \$2.05 |
| | 125,000 | 69,526 | \$30.72 | \$2.56 |
| | 150,000 | 83,431 | \$36.86 | \$3.07 |
| | 250,000 | 139,051 | \$61.43 | \$5.12 |
| | 500,000 | 278,102 | \$122.86 | \$10.24 |
| Multi-Residential | \$100,000 | 78,750 | \$34.79 | \$2.90 |
| | 200,000 | 157,500 | \$69.58 | \$5.80 |
| | 300,000 | 236,250 | \$104.37 | \$8.70 |
| | 400,000 | 315,000 | \$139.16 | \$11.60 |
| | 500,000 | 393,750 | \$173.95 | \$14.50 |
| Commercial-Industrial | \$50,000 | 45,000 | \$19.88 | \$1.66 |
| | 100,000 | 90,000 | \$39.76 | \$3.31 |
| | 200,000 | 180,000 | \$79.52 | \$6.63 |
| | 300,000 | 270,000 | \$119.28 | \$9.94 |
| | 400,000 | 360,000 | \$159.04 | \$13.25 |
| | 500,000 | 450,000 | \$198.80 | \$16.57 |
| Agricultural | Number of Acres | Taxable Value (after rollback) | Estimate annual Tax Increase | |
| | 1 | 1,000 | \$0.44 | \$0.04 |
| | 40 | 40,000 | \$17.67 | \$1.47 |
| | 160 | 160,000 | \$70.69 | \$5.89 |
| | 320 | 320,000 | \$141.37 | \$11.78 |
| | 640 | 640,000 | \$282.74 | \$23.56 |

Based on average countywide taxable valuation per acre of \$1000