



Parkrose School District No. 3

Local Option Levy Revenue Projection

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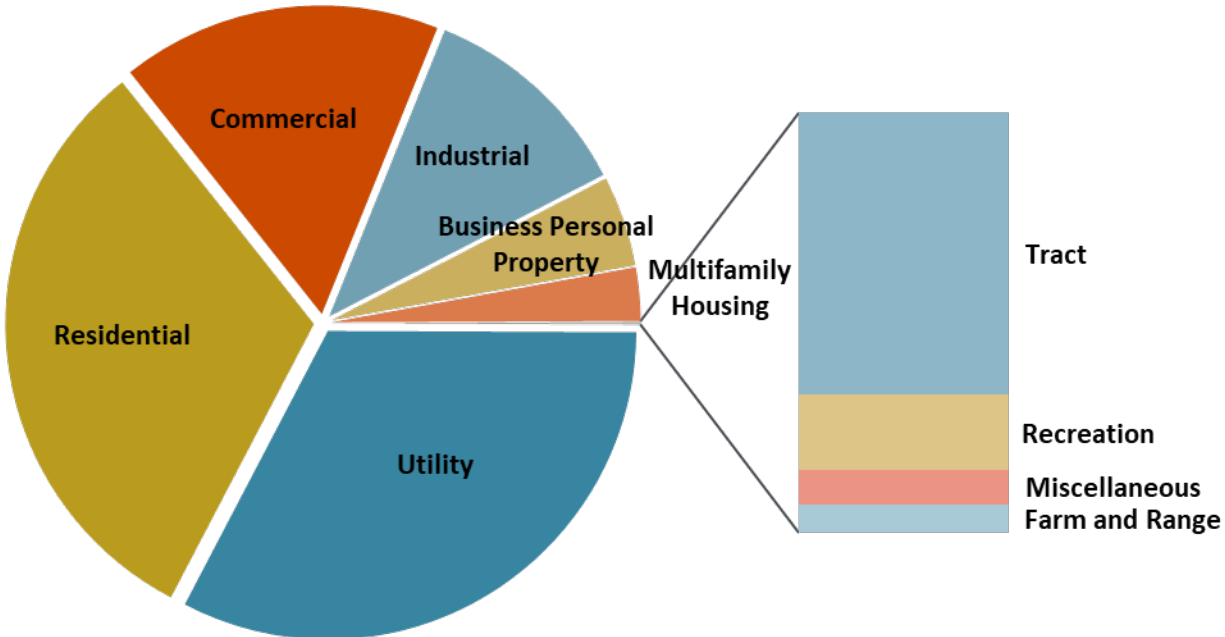
March 7, 2022

PARKROSE SCHOOL DISTRICT NO. 3

Summary of Properties by Class

Property Class	# of Accounts	2022 Measure 5 Value ⁽¹⁾	2022 Assessed Value	% of District	AV as % of M5
Utility	145	1,561,362,414	1,533,367,900	33%	98%
Residential	7,798	3,073,531,130	1,488,509,330	32%	48%
Commercial	559	1,757,888,110	789,698,750	17%	45%
Industrial	331	1,014,375,000	531,722,530	11%	52%
Business Personal Property	1,057	224,101,420	222,293,290	5%	99%
Multifamily Housing	91	290,289,930	130,913,660	3%	45%
Tract	18	7,317,630	4,357,910	0%	60%
Recreation	22	2,040,010	1,163,010	0%	57%
Miscellaneous, Manufactured Structures, Small Tract	25	774,990	527,360	0%	68%
Farm and Range	8	2,083,690	443,280	0%	21%
TOTAL	10,054	\$ 7,933,764,324	\$ 4,702,997,020		59%

Assessed Value by Property Class



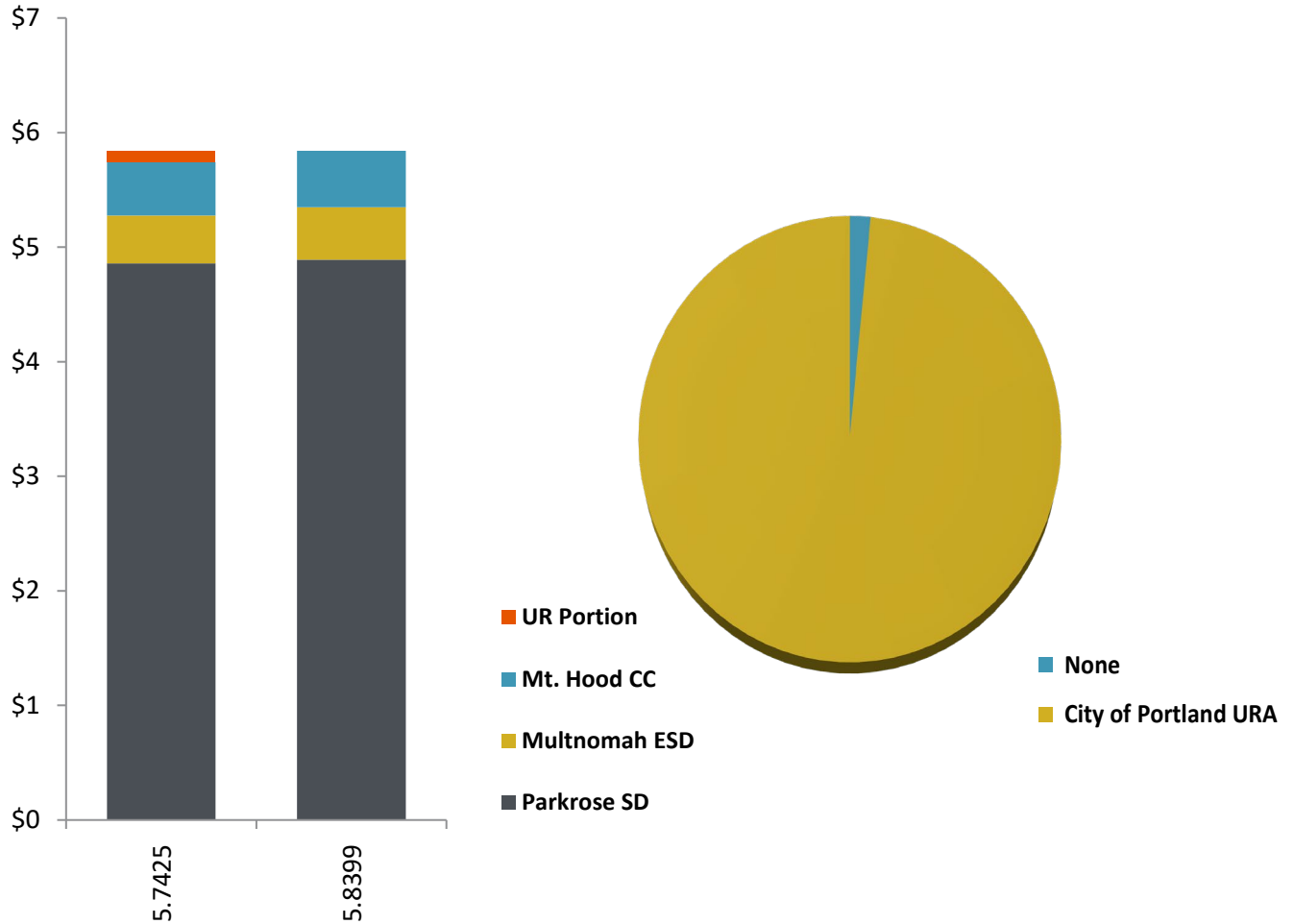
PARKROSE SCHOOL DISTRICT NO. 3

Summary of Education Tax Rates

Taxpayers in Parkrose School District No. 3 are in seven different tax codes; however, the education rate is the same in each except for one small area which does not overlap with a City of Portland Urban Renewal Area. The two education rates are \$5.7425 and \$5.8399 (excluding bond rates, which are outside of Measure 5 limits). The entire District is served by Multnomah ESD and Mt. Hood Community College.

Total Education Rate	Urban Renewal Overlap	Area Assessed Value	% of District
\$ 5.8399	None	\$ 75,387,780	2%
5.7425	City of Portland URA	4,627,609,240	98%

Total Education Rate



Note: The urban renewal portion of the education districts' rates moves over to the general government side for purposes of calculating Measure 5 limits, thereby reducing the tax rate for education in those zones and reducing compression. To the extent a URA reduces in scope or closes down, the corresponding portion of the education districts' rates would move back under the education limit and potentially increase compression.

PARKROSE SCHOOL DISTRICT NO. 3

Summary of Education Tax Rates

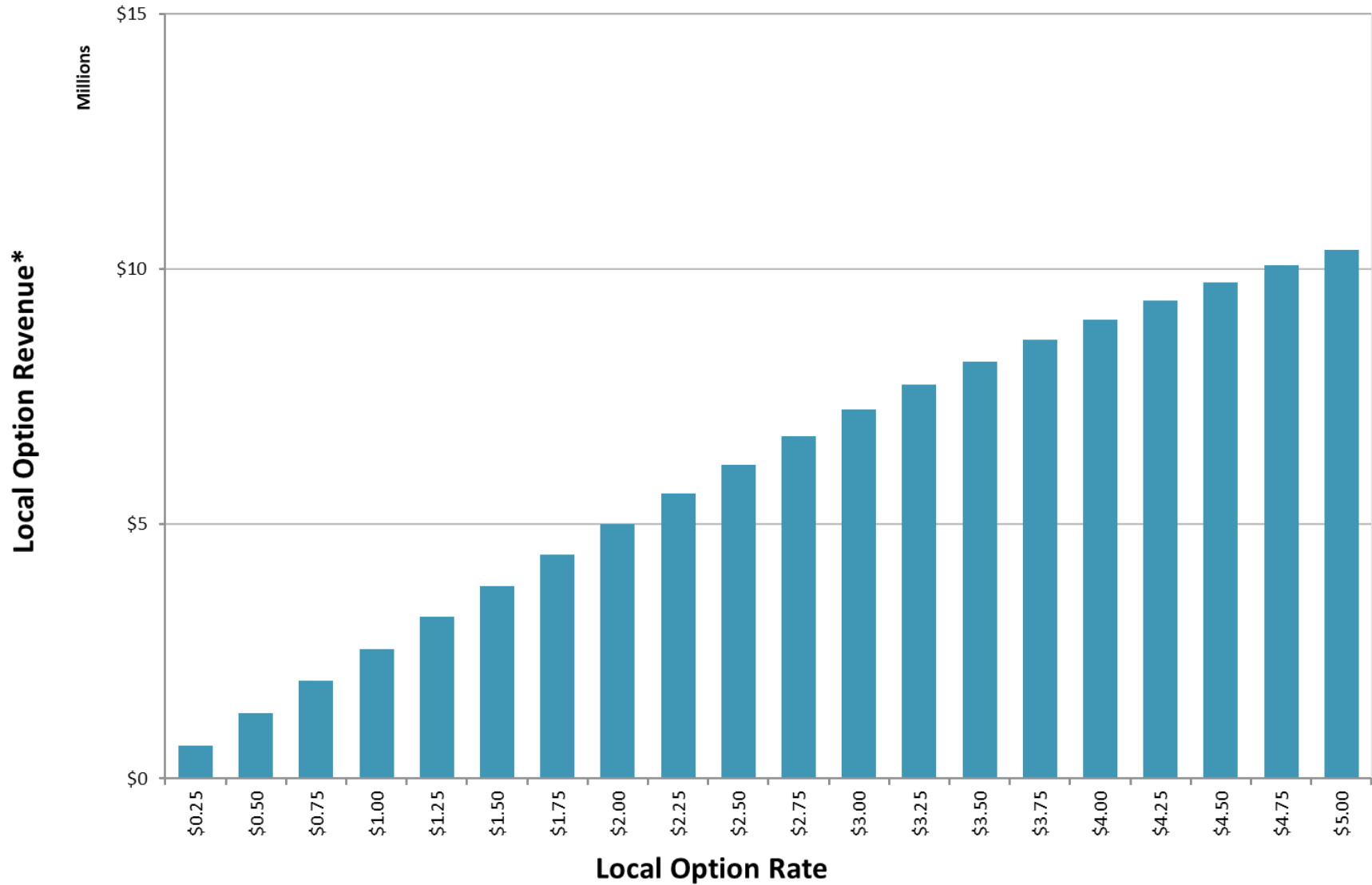
Because the total education rate in all areas of the District is over \$5, any property with an Assessed Value equal to its Measure 5 (Real Market) Value is already over the Measure 5 limit and will not pay a local option levy. In fact, the total education rate is sufficiently above \$5 that any property with an AV to RMV ratio of 90% (both within and outside Portland Urban Renewal) will not pay any local option levy.

The amount of a local option levy that will be paid by properties with Assessed Values of 90%, 80%, 70%, 60% and 50% of their Measure 5 (Real Market) Values is shown in the table below.

AV as % of RMV	Maximum Local Option Levy	
	\$5.7425	\$5.8399
90%	\$ -	\$ -
80%	0.51	0.41
70%	1.40	1.30
60%	2.59	2.49
50%	4.26	4.16

Property Class	AV as % of M5	% of District
Farm and Range	21%	0%
Commercial	45%	17%
Multifamily Housing	45%	3%
Residential	48%	32%
Industrial	52%	11%
Recreation	57%	0%
Tract	60%	0%
Miscellaneous	68%	0%
Utility	98%	33%
Business Personal Property	99%	5%

PARKROSE SCHOOL DISTRICT NO. 3
Current Year (FY 2022) Pro-Forma Local Option Revenue Calculation



* Assumes 95.0% year of levy collections as a result of prepayments and delinquencies.

PARKROSE SCHOOL DISTRICT NO. 3

Historical Real Market Value and Assessed Value Growth

Fiscal Year	M5 Real Market Value	% RMV Growth	Total Assessed Value	Urban Renewal Excess	Net Assessed Value	% Total AV Growth
2022	\$ 7,938,363,034	-0.34%	\$ 4,702,997,020	\$ 29,671,913	\$ 4,673,325,107	-3.14%
2021	7,965,783,759	4.61%	4,855,405,470	34,069,145	4,821,336,325	5.19%
2020	7,615,052,167	-2.22%	4,615,886,930	123,517,024	4,492,369,906	0.71%
2019	7,788,224,354	14.66%	4,583,410,550	122,637,198	4,460,773,352	7.80%
2018	6,792,420,156	15.28%	4,251,651,529	126,510,716	4,125,140,813	6.16%
2017	5,892,012,328	19.56%	4,005,096,344	123,337,964	3,881,758,380	10.35%
2016	4,927,875,395	9.52%	3,629,320,632	90,608,743	3,538,711,889	4.15%
2015	4,499,337,514	12.21%	3,484,737,540	86,945,017	3,397,792,523	8.30%
2014	4,009,742,545	1.54%	3,217,818,650	80,418,683	3,137,399,967	3.89%
2013	3,948,998,319	-2.18%	3,097,425,962	80,683,630	3,016,742,332	1.99%
2012	4,036,897,209	-4.68%	3,036,981,388	82,156,568	2,954,824,820	2.74%
2011	4,234,900,240	-2.00%	2,956,115,502	85,909,138	2,870,206,364	2.10%
2010	4,321,516,418	-2.57%	2,895,377,654	86,357,949	2,809,019,705	-0.06%
2009	4,435,312,191	4.63%	2,897,195,355	86,249,332	2,810,946,023	1.33%
2008	4,239,191,782	12.43%	2,859,148,421	80,967,542	2,778,180,879	4.00%
2007	3,770,464,808	8.68%	2,749,215,417	79,874,724	2,669,340,693	6.53%
2006	3,469,341,676	5.58%	2,580,638,075	79,262,380	2,501,375,695	1.87%
2005	3,285,928,053	3.96%	2,533,222,025	76,323,385	2,456,898,640	3.27%
2004	3,160,687,959	---	2,452,941,636	74,389,952	2,378,551,684	---

Note: The detailed data provided by Multnomah County for FY 2022 as of February 2022 shows a slightly lower M5 RMV as it includes veterans' exemptions. The M5 RMV above does not include veterans' exemptions, per DOR reporting requirements.

PARKROSE SCHOOL DISTRICT NO. 3

Summary of Projection Assumptions for FY 2023

TAX COLLECTIONS:

Year of Levy Collections	95.0%
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ASSESSED VALUE GROWTH ON EXISTING PROPERTIES: 3%

All projections assume that the Assessed Value of existing properties will increase 3% up to the Measure 5 (Real Market) Value. Assessed Value growth above 3% is the result of new construction or improvements to existing properties. Both are reflected in the assumption “New Construction Growth in Accounts.”

“LOW” GROWTH SCENARIO

Property Class	Existing Properties	New Construction	
	M5 (RMV) Value Growth	Growth In Accounts	# of New Accounts
Residential	3.0%	0.5%	39
Commercial	0.0%	0.0%	-
Industrial	0.0%	0.0%	-
Utility	-7.0%	0.0%	-
All others	0.0%	0.0%	-
Total RMV Growth in District	0.0%		

NOTE: Piper cannot predict future value growth and is providing a range for a collection estimate. If AV grows more than projected, or RMV grows less, the amount generated in each scenario could be lower as the gap between AV and RMV would shrink. The District may wish to review these estimates with the County assessor.

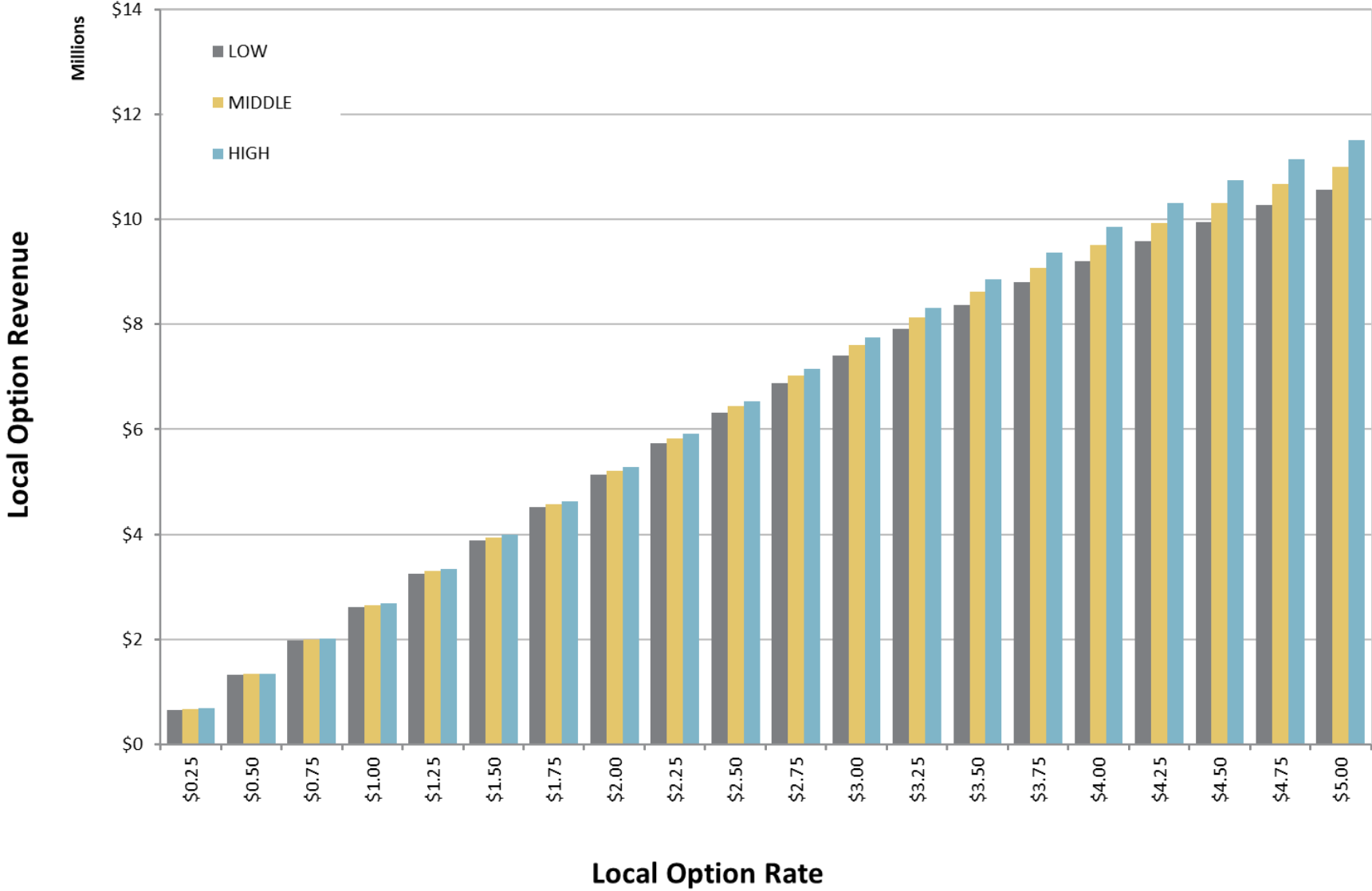
“MIDDLE” GROWTH SCENARIO

Property Class	Existing Properties	New Construction	
	M5 (RMV) Value Growth	Growth In Accounts	# of New Accounts
Residential	5.0%	1.0%	78
Commercial	5.0%	0.5%	3
Industrial	5.0%	0.3%	1
Utility	3.0%	0.0%	-
All others	3.0%	0.0%	-
Total RMV Growth in District	5.0%		

“HIGH” GROWTH SCENARIO

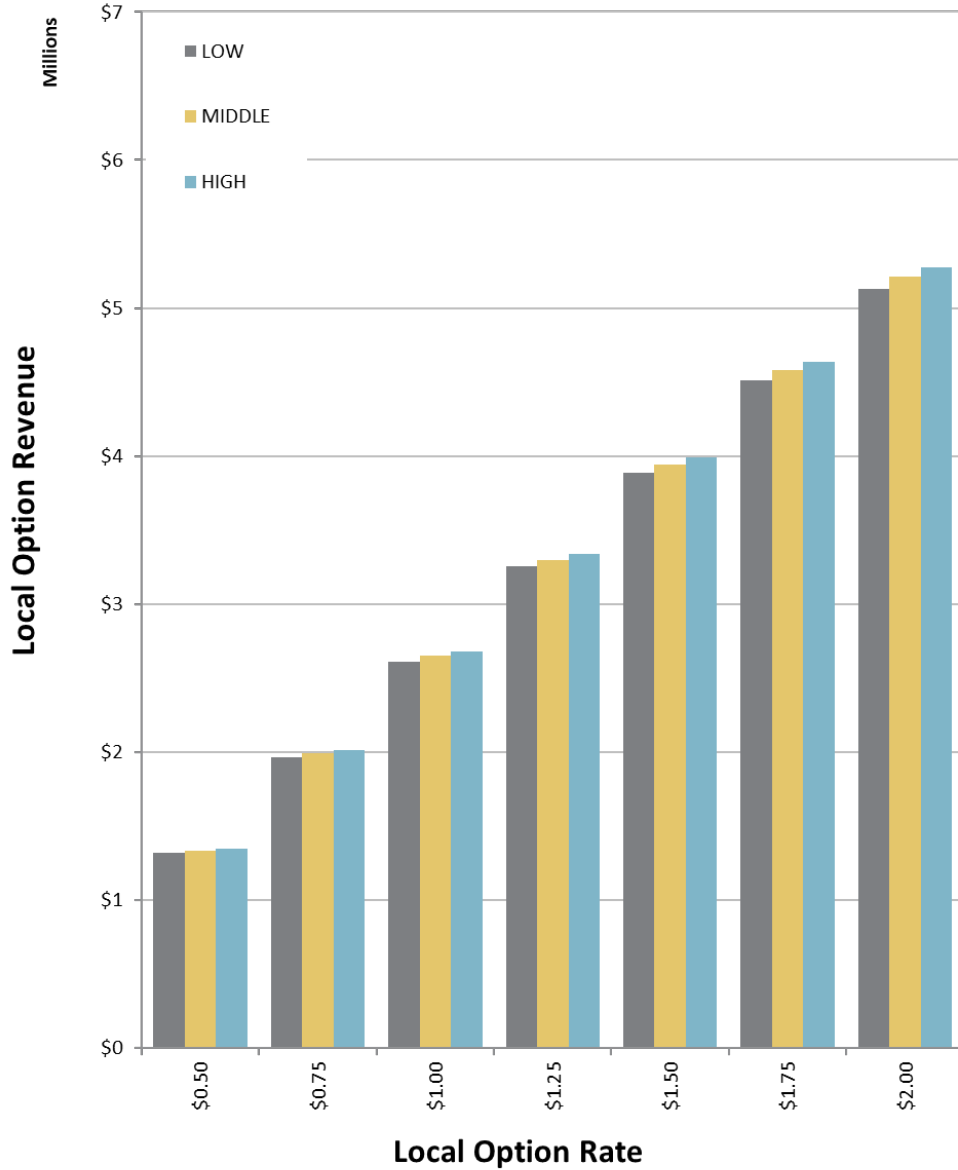
Property Class	Existing Properties	New Construction	
	M5 (RMV) Value Growth	Growth In Accounts	# of New Accounts
Residential	10.0%	2.0%	156
Commercial	7.0%	1.0%	6
Industrial	5.0%	0.5%	2
Utility	5.0%	0.0%	-
All others	5.0%	0.0%	-
Total RMV Growth in District	8.5%		

PARKROSE SCHOOL DISTRICT NO. 3
Fiscal Year 2023 Local Option Revenue Projections



PARKROSE SCHOOL DISTRICT NO. 3

Fiscal Year 2023 Local Option Revenue Projections - Continued



Rate per \$1,000 of AV	2023		
	LOW	MIDDLE	HIGH
\$0.25	\$ 659,687	\$ 668,790	\$ 678,459
0.50	1,315,846	1,331,971	1,348,324
0.75	1,967,545	1,992,357	2,015,396
1.00	2,612,263	2,649,967	2,679,356
1.25	3,251,785	3,299,066	3,337,431
1.50	3,886,094	3,942,986	3,990,008
1.75	4,510,424	4,580,480	4,635,947
2.00	5,127,255	5,209,455	5,277,232
2.25	5,732,051	5,829,801	5,909,819
2.50	6,322,832	6,437,877	6,534,033
2.75	6,886,705	7,029,206	7,146,400
3.00	7,413,191	7,597,813	7,746,472
3.25	7,906,310	8,127,587	8,320,088
3.50	8,369,271	8,619,800	8,864,135
3.75	8,805,152	9,081,770	9,374,727
4.00	9,212,859	9,516,947	9,858,091
4.25	9,593,559	9,927,775	10,314,059
4.50	9,947,639	10,312,032	10,743,536
4.75	10,272,482	10,670,733	11,140,742
5.00	10,574,194	11,002,659	11,508,779

As of Fiscal Year 2022, the District did not qualify for a local option equalization grant. The amount changes annually based on formula inputs of AV and ADMw. The grant is paid on or before March 31 of each year.

PARKROSE SCHOOL DISTRICT NO. 3

School District Local Option Limits

School district local option collections are excluded from the State School Fund formula, up to a prescribed limit. The limit changes each year and for Fiscal Year 2022 is *the lesser of*:

- M5 gap capacity
- \$2,185.45 per student (ADMw); per student amount increases 3% per year
- 25% of total SSF revenues (includes general purpose, transportation, facility and high cost disability grants)

As of Fiscal Year 2022, the per student limit applied. A five year history of the District's limits is included below. **Be advised, if projected collections are close to the applicable limit, future growth could result in actual revenues exceeding the limit and impact the SSF formula.**

	Parkrose School District						
	2017	2018	2019	2020	2021	2022	
ADMw	4,261	4,060	3,891	3,903	3,877	3,617	
SSF Revenues*	\$ 31,410,098	\$ 32,690,945	\$ 33,111,095	\$ 33,870,649	\$ 34,478,549	\$ 34,459,745	
Permanent Tax Rates							
School District	\$ 4.8906	\$ 4.8906	\$ 4.8906	\$ 4.8906	\$ 4.8906	\$ 4.8906	
Community College	0.4917	0.4917	0.4917	0.4917	0.4917	0.4917	
Education Service District	0.4576	0.4576	0.4576	0.4576	0.4576	0.4576	
Total Education Rate	\$ 5.8399	\$ 5.8399	\$ 5.8399	\$ 5.8399	\$ 5.8399	\$ 5.8399	
Education Measure 5 Compression							
School District (actual)	\$ 787,500	\$ 834,772	\$ 860,347	\$ 953,148	\$ 1,242,464	\$ 1,158,903	
Community College (est.)	79,175	83,928	86,499	95,829	124,917	116,516	
Education Service District (est.)	73,684	78,107	80,500	89,183	116,254	108,435	
Total Education Compression (est.)	\$ 940,359	\$ 996,807	\$ 1,027,347	\$ 1,138,160	\$ 1,483,635	\$ 1,383,854	
District Total Property Values							
M5 Real Market Value	\$ 5,892,012,328	\$ 6,787,761,246	\$ 7,788,224,354	\$ 7,615,052,167	\$ 7,959,710,929	\$ 7,938,363,034	
Net Assessed Value	3,881,758,380	4,125,140,813	4,460,773,352	4,492,369,906	4,821,336,325	4,673,325,107	
AV as % of RMV	66%	61%	57%	59%	61%	59%	
Assessed Value per ADMw	\$ 910,914	\$ 1,016,075	\$ 1,146,419	\$ 1,151,054	\$ 1,243,622	\$ 1,291,937	
Education Taxes in the District							
Education taxes before Compression	\$ 22,669,081	\$ 24,090,410	\$ 26,050,470	\$ 26,234,991	\$ 28,156,122	\$ 27,291,751	
Less M5 Compression Loss	(940,359)	(996,807)	(1,027,347)	(1,138,160)	(1,483,635)	(1,383,854)	
Education taxes collected	21,728,721	23,093,603	25,023,124	25,096,831	26,672,487	25,907,897	
Education taxes at \$5/\$1,000 RMV	29,460,062	33,938,806	38,941,122	38,075,261	39,798,555	39,691,815	
Measure 5 Gap Capacity	\$ 7,731,340	\$ 10,845,204	\$ 13,917,998	\$ 12,978,430	\$ 13,126,068	\$ 13,783,918	
Local Option Levy Limits							
M5 Gap Capacity	\$ 7,731,340	\$ 10,845,204	\$ 13,917,998	\$ 12,978,430	\$ 13,126,068	\$ 13,783,918	
Per Student Limit (beginning in FY19, \$2,000/ADMw + \$3% annually)	5,560,128	5,456,113	7,782,100	8,039,830	8,225,900	7,905,443	
25% of SSF Limit (beginning in FY19, Previously, 20%)	6,282,020	6,538,189	8,277,774	8,467,662	8,619,637	8,614,936	
Limit	\$1,304.77 Per Student	\$1,343.91 Per Student	\$2,000.00 Per Student	\$2,060.00 Per Student	\$2,121.80 Per Student	\$2,185.45 Per Student	

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