

# Virginia School District No. 706

## Analysis of Possible Tax Impact for Debt Service Levies

March 26, 2014

Bond Issue Amount Number of Years	\$5,000,000 20	\$35,000,000 20	\$40,000,000 20	\$50,000,000 20	\$65,000,000 20
Tax Capacity Rate Payable 2015					
With Bond Issue	19.79%	54.51%	58.36%	65.17%	75.63%
Without Bond Issue	10.03%	10.03%	10.03%	10.03%	10.03%
Tax Increase	9.76%	44.48%	48.33%	55.14%	65.60%

Type of Property	Estimated Market Value	Est. Increase in Annual Debt Service Taxes if Bond Issue is Approved*				
Residential Homestead	\$50,000	\$29	\$133	\$145	\$165	\$197
	60,000	35	160	174	199	236
	70,000	41	187	203	232	276
	80,000	49	222	241	275	328
	90,000	59	271	294	336	399
	100,000	70	319	347	396	471
	125,000	97	440	479	546	650
	150,000	123	562	610	696	828
	200,000	176	804	874	997	1,186
	250,000	230	1,046	1,137	1,297	1,543
	300,000	283	1,289	1,400	1,598	1,901
Commercial/ Industrial	\$50,000	\$73	\$334	\$362	\$414	\$492
	100,000	146	667	725	827	984
	250,000	415	1,890	2,054	2,343	2,788
	500,000	903	4,114	4,471	5,100	6,068
	1,000,000	1,879	8,562	9,304	10,614	12,628
Agricultural Homestead **	\$200,000	\$119	\$542	\$588	\$671	\$799
	400,000	216	986	1,072	1,223	1,455
	600,000	314	1,431	1,555	1,774	2,111
	800,000	412	1,876	2,038	2,326	2,767
	1,000,000	509	2,321	2,522	2,877	3,423
Agricultural Non-Homestead (dollars per acre)	\$2,000	\$1.95	\$8.90	\$9.67	\$11.03	\$13.12
	3,000	2.93	13.34	14.50	16.54	19.68
	4,000	3.90	17.79	19.33	22.06	26.24
	5,000	4.88	22.24	24.17	27.57	32.80
	7,000	6.83	31.14	33.83	38.60	45.92
Seasonal Recreational Residential	75,000	\$73	\$334	\$362	\$414	\$492
	100,000	98	445	483	551	656
	150,000	146	667	725	827	984
	200,000	195	890	967	1,103	1,312
	300,000	293	1,334	1,450	1,654	1,968
	400,000	390	1,779	1,933	2,206	2,624
	500,000	488	2,224	2,417	2,757	3,280

\* The figures in the table are based on school district taxes for bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for many property owners.

\*\* For agricultural homestead property, a value of \$100,000 was assumed for the house, garage, and one acre.