

SUMMARY TAX IMPACT (Using 1/1/2023 Valuations & Estimated Rollback Percentages) West Marshall Community School District, Iowa \$14 Million GO Bond | \$2.70 / \$1000 Tax Impact

Amount (\$) per \$1000 \$1.90

Estimated Increase:

1/1/2023 Assessed Value	1/1/2023 Est. Rollback Percentage	1/1/2023 Est. Taxable Value	Less: Est. Homestead Credit (1)(2)	Net Est. Taxable Value	Estimated Tax Rate Increase per \$1,000	Annual Additional Tax	Monthly Additional Tax
Residential Property							
\$50,000	x 46.3428%	= \$23,171	- \$4,850	= \$18,321	x \$1.90	= \$34.81	\$2.90
\$75,000	x 46.3428%	= \$34,757	- \$4,850	= \$29,907	x \$1.90	= \$56.82	\$4.74
\$100,000	x 46.3428%	= \$46,343	- \$4,850	= \$41,493	x \$1.90	= \$78.84	\$6.57
\$150,000	x 46.3428%	= \$69,514	- \$4,850	= \$64,664	x \$1.90	= \$122.86	\$10.24
\$200,000	x 46.3428%	= \$92,686	- \$4,850	= \$87,836	x \$1.90	= \$166.89	\$13.91
\$250,000	x 46.3428%	= \$115,857	- \$4,850	= \$111,007	x \$1.90	= \$210.91	\$17.58
\$300,000	x 46.3428%	= \$139,028	- \$4,850	= \$134,178	x \$1.90	= \$254.94	\$21.24
\$400,000	x 46.3428%	= \$185,371	- \$4,850	= \$180,521	x \$1.90	= \$342.99	\$28.58
\$500,000	x 46.3428%	= \$231,714	- \$4,850	= \$226,864	x \$1.90	= \$431.04	\$35.92
\$600,000	x 46.3428%	= \$278,057	- \$4,850	= \$273,207	x \$1.90	= \$519.09	\$43.26
\$700,000	x 46.3428%	= \$324,400	- \$4,850	= \$319,550	x \$1.90	= \$607.14	\$50.60
Value of Homestead Credit:			\$4,850	= -\$4,850	x \$1.90	= -\$9.22	-\$0.77
Value of Senior / Homestead Credit:			\$8,100	= -\$8,100	x \$1.90	= -\$15.39	-\$1.28

Commercial / Industrial Property (separate treatment for first 150K)

\$150,000	x 46.3428%	= \$69,514	- \$0	= \$69,514	x \$1.90	= \$132.08	\$11.01
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Commercial / Industrial Property (after first 150K)

\$850,000	x 90.0000%	= \$765,000	- \$0	= \$765,000	x \$1.90	= \$1,453.50	\$121.13
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Commercial / Industrial Property (illustration of blended calculation)

\$1,000,000	x 83.4514%	= \$834,514	- \$0	= \$834,514	x \$1.90	= \$1,585.58	\$132.13
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Agricultural Property (land only on a per acre basis)*

*1/1/2023 Average Assessed Value/Acre:	Marshall	\$2,168	Per ACRE COST Marshall Co ANNUALLY	\$2.96
*1/1/2023 Average Market Value/Acre:	Marshall	\$12,404		
*1/1/2023 Average Assessed Value/Acre:	STORY	\$1,960	Per ACRE COST Story Co ANNUALLY	\$2.68
*1/1/2023 Average Market Value/Acre:	STORY	\$13,999		
1/1/2023 Est. Average Assessed/Acre:	State Productivity	\$1,770		
1/1/2023 Average Market Value/Acre:	State Market	\$11,835		

If I own 100 Acres

Number of Acres: **100**
 Assessed Value per Acre (5): **2,168** **Marshall**

1/1/2023 Assessed Value	1/1/2023 Est. Rollback Percentage	1/1/2023 Est. Taxable Value	Less: Est. Homestead Credit (1)(2)	Net Est. Taxable Value	Estimated Tax Rate Increase per \$1,000	Annual Additional Tax	Monthly Additional Tax
\$216,810	x 71.8370%	= \$155,750	- \$0	= \$155,750	x \$1.90	= \$295.92	\$24.66

(1) Homestead Credit may vary from County to County, maximum is \$4,850

(2) Current Homestead Credit funded by State at: 100%
 estimated credit results in -\$9.22 annually

(3) Estimate Payments for FY2022

(4) New debt payments through remaining debt, no valuation change, includes Sales Tax to reduce levy if applicable

(5) Assumes Average Assessed Valuation Per Acre of Land at Marshall County Average