

SUMMARY TAX IMPACT (Using 1/1/2024 Valuations & Estimated Rollback Percentages)

Atlantic Community School District, Iowa

\$22,500,000 Bond Referendum for November 2025

Current Debt Levy (3) **\$1.40008**
 Estimated FY2027 Debt: **\$2.50000**
 Operational Efficiencies:
 Estimated Increase: 0 \$ 1.09992

Compare 1: FY2026 DS Levy Rate to Forecasted FY2027

1/1/2024 Assessed Value	1/1/2024 Est. Rollback Percentage	1/1/2024 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
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Residential Property (Standard Under 65 with Homestead Credit)

\$50,000	x	47.4316%	=	\$23,716	-	\$4,850	=	\$18,866	x	\$1.10	=	\$20.75	\$1.73
\$75,000	x	47.4316%	=	\$35,574	-	\$4,850	=	\$30,724	x	\$1.10	=	\$33.80	\$2.82
\$100,000	x	47.4316%	=	\$47,432	-	\$4,850	=	\$42,582	x	\$1.10	=	\$46.84	\$3.90
\$150,000	x	47.4316%	=	\$71,147	-	\$4,850	=	\$66,297	x	\$1.10	=	\$72.93	\$6.08
\$200,000	x	47.4316%	=	\$94,863	-	\$4,850	=	\$90,013	x	\$1.10	=	\$99.01	\$8.25
\$250,000	x	47.4316%	=	\$118,579	-	\$4,850	=	\$113,729	x	\$1.10	=	\$125.10	\$10.43
\$300,000	x	47.4316%	=	\$142,295	-	\$4,850	=	\$137,445	x	\$1.10	=	\$151.19	\$12.60
\$400,000	x	47.4316%	=	\$189,726	-	\$4,850	=	\$184,876	x	\$1.10	=	\$203.36	\$16.95
Value of Homestead Credit:				\$4,850	=	-\$4,850	x	\$1.10	=	-\$5.34	=	-\$0.44	

Residential Property (Over 65 with Homestead Credit)

\$100,000	x	47.4316%	=	\$47,432	-	\$11,350	=	\$36,082	x	\$1.10	=	\$39.69	\$3.31
Taxable Value of Senior + Homestead Credit:				\$11,350	=	-\$11,350	x	\$1.10	=	-\$12.49	=	-\$1.04	

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

\$150,000	x	47.4316%	=	\$71,147	-	\$0	=	\$71,147	x	\$1.10	=	\$78.26	\$6.52
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Commercial / Industrial Property (after first 150K)

\$850,000	x	90.0000%	=	\$765,000	-	\$0	=	\$765,000	x	\$1.10	=	\$841.50	\$70.13
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Commercial / Industrial Property (illustration of blended calculation)

\$1,000,000	x	83.6147%	=	\$836,147	-	\$0	=	\$836,147	x	\$1.10	=	\$919.76	\$76.65
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Agricultural Property (land only on a per acre basis)*

\$1,800	x	73.8575%	=	\$1,329	-	\$0	=	\$1,329	x	\$1.10	=	\$1.46	\$0.12
\$1,900	x	73.8575%	=	\$1,403	-	\$0	=	\$1,403	x	\$1.10	=	\$1.54	\$0.13
\$2,000	x	73.8575%	=	\$1,477	-	\$0	=	\$1,477	x	\$1.10	=	\$1.62	\$0.14
\$2,007	x	73.8575%	=	\$1,482	-	\$0	=	\$1,482	x	\$1.10	=	\$1.63	\$0.14
\$2,100	x	73.8575%	=	\$1,551	-	\$0	=	\$1,551	x	\$1.10	=	\$1.71	\$0.14
\$2,200	x	73.8575%	=	\$1,625	-	\$0	=	\$1,625	x	\$1.10	=	\$1.79	\$0.15
\$2,300	x	73.8575%	=	\$1,699	-	\$0	=	\$1,699	x	\$1.10	=	\$1.87	\$0.16

Taxable Value as % of Market: 13.70%

*1/1/2023 Average Assessed Value/Acre:	CASS	\$2,007
*1/1/2023 Average Market Value/Acre:	CASS	\$10,821
1/1/2023 Est. Average Assessed/Acre:	State Productivity	\$1,770
1/1/2023 Average Market Value/Acre:	State Market	\$11,835

Number of Acres: 100
 Assessed Value per Acre (5): 2,007

\$200,667	x	73.8575%	=	\$148,208	-	\$0	=	\$148,208	x	\$1.10	=	\$163.03	\$13.59
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(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 -\$5.34 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 CASS County Average