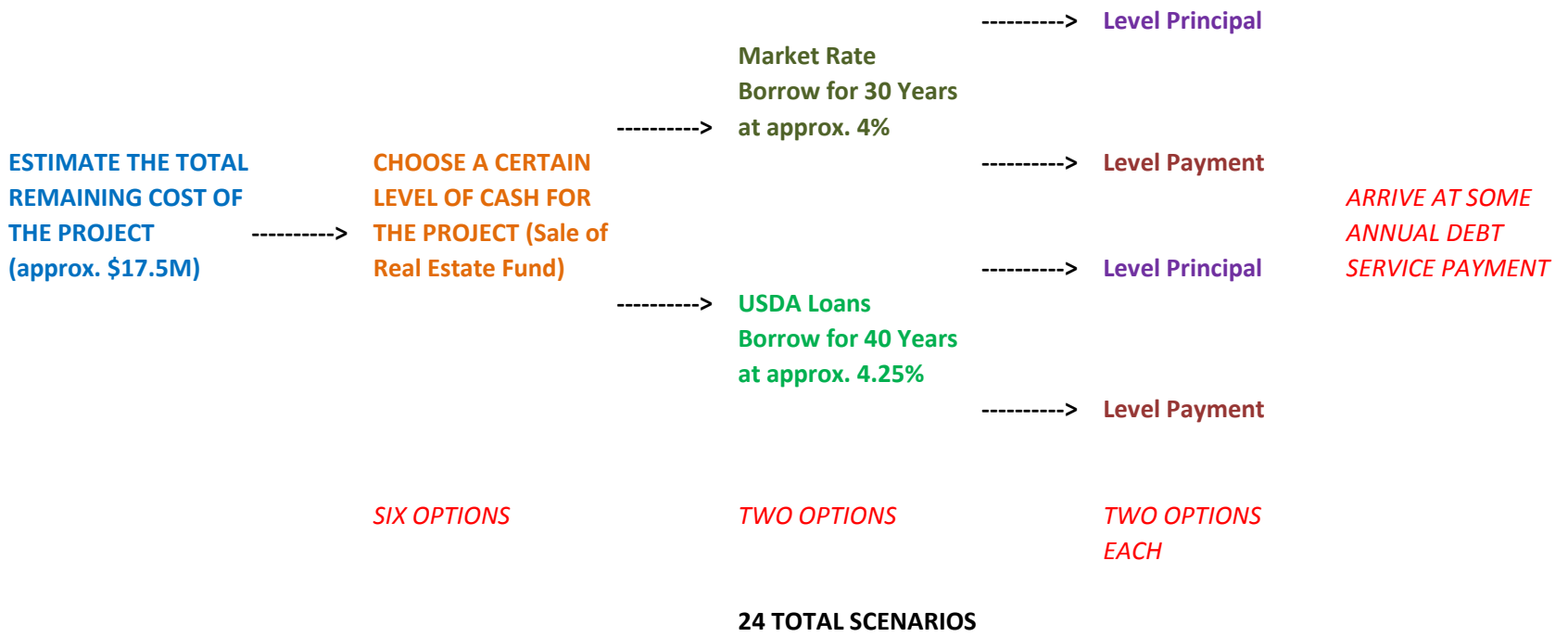
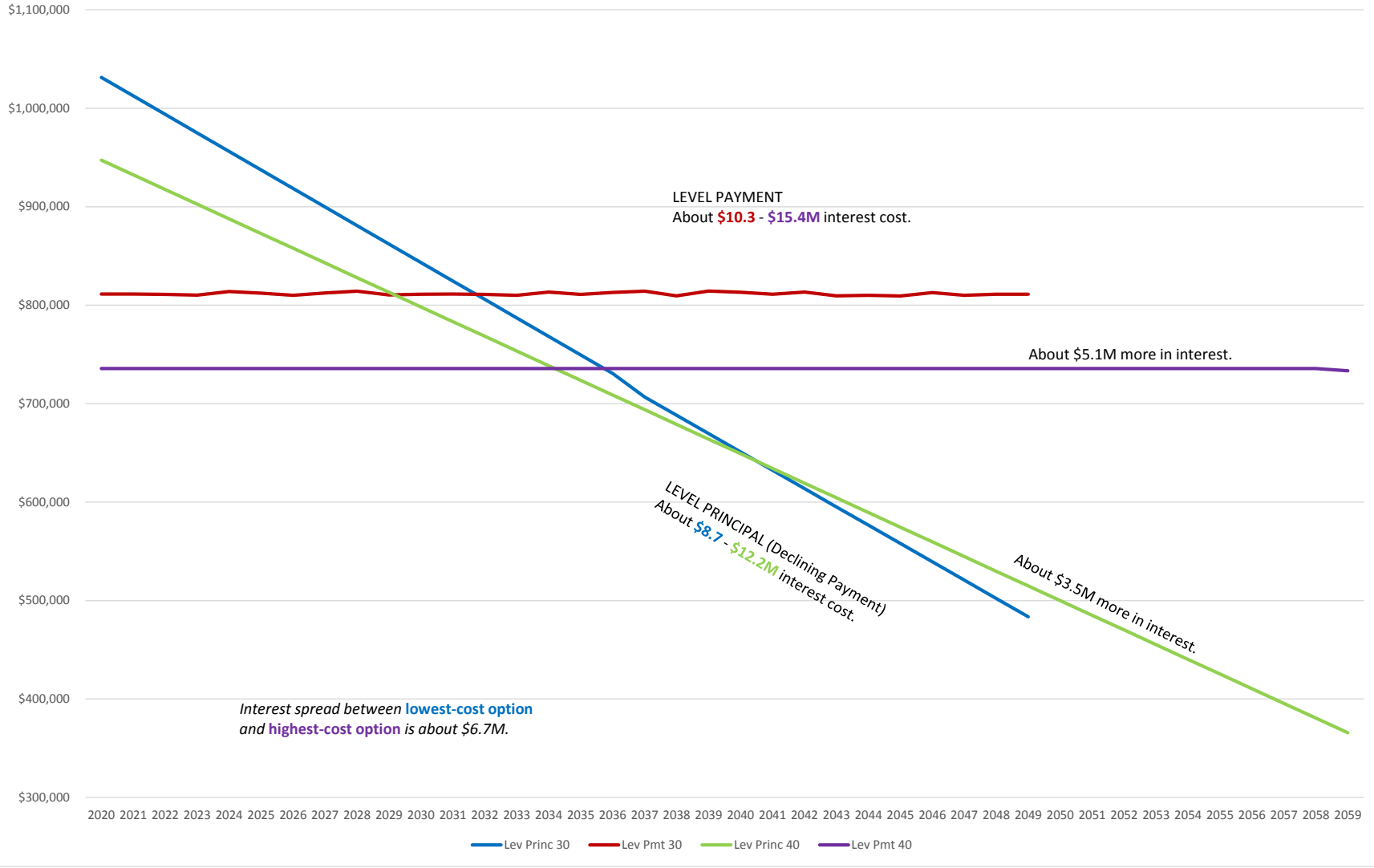


FRAMEWORK FOR ESTIMATING TAX IMPLICATIONS OF PUBLIC SAFETY FACILITY PROJECT



Comparison of Level Payment vs. Level Principal, 30 & 40 Years
 (\$14,035,795 in principal, for example)



Figures from FY19 Tax Rate Recap

Total Taxable Real Property Value:	\$865,889,368		
Residential (all types) Real Prop. Value:	\$787,436,361		
Single Family (SF) Real Property Value:	\$567,265,620	993	\$571,264 (from Board of Assessors)
Total single-family value divided by number of parcels = average value			

Number of Thous. of Tot. Tax Val:	865,889		
Number of Thous. In Average SF:	571.26		
Fiscal Year 2020 Est. Tax Rate:	\$16.29	(before adding the proposed public safety buiding project)	
Average SF Tax Bill Calculation:	571.26	\$16.29	\$9,306
	thousands	x rate	= bill

Example Annual Debit Service	Change to Rate	Adjusted Tax Rate	Dollars to Avg Payer	Dollars per 100k	Percent Tax Bill Increase	Cost per Day
811,613	0.94	17.23	535	93.73	5.75%	1.47
	811,613 divided by 865,889	16.29 plus 0.94	0.94 times 571.26	0.94 times 100,000		

figures shown are rounded

Estimated Tax Impact Associated with Public Safety Building

Total Taxable Real Property Value:	\$865,889,368	parcel	average	exempt	
Residential (all types) Real Prop. Value:	\$787,436,361	count		parcel ct.	431
Single Family (SF) Real Property Value:	\$567,265,620	993	\$571,264	(from Board of Assessors)	
	figures from fiscal year 2019 tax rate recap				
Number of Thous. of Tot. Tax Val:	865,889			30-year interest rt:	4%
Number of Thous. In Average SF:	571.26			40-year interest rt:	4.25%
Fiscal Year 2020 Est. Tax Rate:	\$16.29	(before adding the proposed public safety buiding project)			
Average SF Tax Bill Calculation:	571.26	\$16.29	\$9,306		
	thousands	x	rate	=	bill

Project Cost	Amount to be Borrowed	Scenario	Annual Debit Service*	Change to Rate	Adjusted Tax Rate	Dollars to Avg Payer	Dollars per 100k	Percent Tax Bill Increase	Cost per Day	Mid-point of Level Principal	Low-point of Level Principal	Total Interest
6,000,000	11,534,795	30y, Lev Princ	\$ 846,400	\$0.98	\$17.27	\$558	\$97.75	6.00%	\$1.53	\$ 630,800	\$ 395,200	\$ 7,143,600
		30y, Lev Pmt	\$ 638,227	\$0.74	\$17.03	\$421	\$73.71	4.52%	\$1.15			\$ 7,612,015
		40y, Lev Princ	\$ 778,599	\$0.90	\$17.19	\$514	\$89.92	5.52%	\$1.41	\$ 545,740	\$ 300,621	\$ 10,049,686
		40y, Lev Pmt	\$ 604,654	\$0.70	\$16.99	\$399	\$69.83	4.29%	\$1.09			\$ 12,651,363
4,500,000	13,034,795	30y, Lev Princ	\$ 956,400	\$1.10	\$17.39	\$631	\$110.45	6.78%	\$1.73	\$ 712,800	\$ 447,200	\$ 8,073,600
		30y, Lev Pmt	\$ 753,920	\$0.87	\$17.16	\$497	\$87.07	5.34%	\$1.36			\$ 9,582,805
		40y, Lev Princ	\$ 879,849	\$1.02	\$17.31	\$580	\$101.61	6.24%	\$1.59	\$ 616,709	\$ 339,719	\$ 11,356,565
		40y, Lev Pmt	\$ 683,284	\$0.79	\$17.08	\$451	\$78.91	4.84%	\$1.24			\$ 14,296,563
3,500,000	14,034,795	30y, Lev Princ	\$ 1,031,400	\$1.19	\$17.48	\$680	\$119.11	7.31%	\$1.86	\$ 768,200	\$ 483,600	\$ 8,679,600
		30y, Lev Pmt	\$ 811,613	\$0.94	\$17.23	\$535	\$93.73	5.75%	\$1.47			\$ 10,313,595
		40y, Lev Princ	\$ 947,349	\$1.09	\$17.38	\$625	\$109.41	6.72%	\$1.71	\$ 664,021	\$ 365,777	\$ 12,227,811
		40y, Lev Pmt	\$ 735,704	\$0.85	\$17.14	\$485	\$84.97	5.22%	\$1.33			\$ 15,393,363
3,000,000	14,534,795	30y, Lev Princ	\$ 1,066,400	\$1.23	\$17.52	\$704	\$123.16	7.56%	\$1.93	\$ 794,800	\$ 499,200	\$ 9,003,600
		30y, Lev Pmt	\$ 840,473	\$0.97	\$17.26	\$554	\$97.06	5.96%	\$1.52			\$ 10,679,395
		40y, Lev Princ	\$ 981,099	\$1.13	\$17.42	\$647	\$113.31	6.96%	\$1.77	\$ 687,677	\$ 378,813	\$ 12,663,440
		40y, Lev Pmt	\$ 761,914	\$0.88	\$17.17	\$503	\$87.99	5.40%	\$1.38			\$ 15,941,763
2,500,000	15,034,795	30y, Lev Princ	\$ 1,106,400	\$1.28	\$17.57	\$730	\$127.78	7.84%	\$2.00	\$ 820,000	\$ 520,000	\$ 9,305,600
		30y, Lev Pmt	\$ 869,433	\$1.00	\$17.29	\$574	\$100.41	6.16%	\$1.57			\$ 11,048,195
		40y, Lev Princ	\$ 1,014,849	\$1.17	\$17.46	\$670	\$117.20	7.19%	\$1.83	\$ 711,334	\$ 391,844	\$ 13,099,065
		40y, Lev Pmt	\$ 788,124	\$0.91	\$17.20	\$520	\$91.02	5.59%	\$1.42			\$ 16,490,163
2,000,000	15,534,795	30y, Lev Princ	\$ 1,141,400	\$1.32	\$17.61	\$753	\$131.82	8.09%	\$2.06	\$ 850,200	\$ 535,600	\$ 9,609,600
		30y, Lev Pmt	\$ 898,440	\$1.04	\$17.33	\$593	\$103.76	6.37%	\$1.62			\$ 11,418,405
		40y, Lev Princ	\$ 1,048,599	\$1.21	\$17.50	\$692	\$121.10	7.43%	\$1.90	\$ 734,990	\$ 404,875	\$ 13,534,690
		40y, Lev Pmt	\$ 814,334	\$0.94	\$17.23	\$537	\$94.05	5.77%	\$1.47			\$ 17,038,563

* Annual debt service for level principal scenarios is given as the year-one payment. Refer to mid-point and low-point columns for more detail concerning how the total payment declines over time for those scenarios.