



BUILDING PLAN | HIGH SCHOOL ADDITION

Renovate, Repurpose, & Build

\$14.7 MILLION REFERENDUM

Grey Area: Renovated Space including HVAC Improvements
Pink Area: Repurposed Space for STEM Instruction
Red Area: Career Technical Education & Gym Additions
Pink & Red Areas Combined: \$14.7 Million Referendum

Renovated Space:
 63,400 SF - \$6.3 Million SAVE Fund
 No Levy Impact
 HVAC, ADA Compliance, & Parking Lot Improvements
 Safety, Exterior Repairs, & Floor Finishes

Repurposed Space:
 14,100 SF - \$2.9 Million
 Science, Technology, Robotics, Math & Business Classrooms
 Changing Area
 ADA Compliance
 Expanded Commons

Build:
 Career Technical Education Addition (18,200 SF - \$5.9 Million)
 Gym Addition (17,900 SF - \$5.9 Million)



Shenandoah CSD

Financial Facts

\$14.7 Million Bond Referendum

- 1/1/2018 Taxable Valuation of District: 369, 572,715
- Estimated interest rate on the debt: 3.3% (approximately 0.50% more conservative than current rates)
- Estimated average annual debt payment: \$1,015,000
- Estimated levy rate to pay debt: \$2.70 / \$1000 (assuming no other District levy rates change)
- Average Overall District Historical Tax Rate (from FY2010-2020): \$15.56 / \$1000
- Overall District Tax Rate FY2020: \$14.60 / \$1000
- APPROXIMATE OVERALL TAX RATE IMPACT FOR DISTRICT (comparing FY2021 Estimate to FY2020: \$175)

1/1/2018 Assessed Value	1/1/2018 Rollback Percentage	1/1/2018 Taxable Value	Less: Est. Homestead Credit (1)/(2)	Net Taxable Value	Estimated Tax Rate Increase per \$1,000	Annual Additional Tax	Monthly Additional Tax
Residential Property							
\$50,000 x	56.9180% =	\$28,459 -	\$4,850 =	\$23,609 x	\$1.75 =	\$41.32	\$3.44
\$75,000 x	56.9180% =	\$42,689 -	\$4,850 =	\$37,839 x	\$1.75 =	\$66.22	\$5.52
\$100,000 x	56.9180% =	\$56,918 -	\$4,850 =	\$52,068 x	\$1.75 =	\$91.12	\$7.59
\$125,000 x	56.9180% =	\$71,148 -	\$4,850 =	\$66,298 x	\$1.75 =	\$116.02	\$9.67
\$150,000 x	56.9180% =	\$85,377 -	\$4,850 =	\$80,527 x	\$1.75 =	\$140.92	\$11.74
\$175,000 x	56.9180% =	\$99,607 -	\$4,850 =	\$94,757 x	\$1.75 =	\$165.82	\$13.82
\$200,000 x	56.9180% =	\$113,836 -	\$4,850 =	\$108,986 x	\$1.75 =	\$190.73	\$15.89
\$250,000 x	56.9180% =	\$142,295 -	\$4,850 =	\$137,445 x	\$1.75 =	\$240.53	\$20.04
\$300,000 x	56.9180% =	\$170,754 -	\$4,850 =	\$165,904 x	\$1.75 =	\$290.33	\$24.19
Multi-residential (Grandfathering down to "Residential" rollback in 2022)							
\$100,000 x	75.0000% =	\$75,000 -	\$0 =	\$75,000 x	\$1.75 =	\$131.25	\$10.94
Commercial Property							
\$100,000 x	90.0000% =	\$90,000 -	\$0 =	\$90,000 x	\$1.75 =	\$157.50	\$13.13
\$500,000 x	90.0000% =	\$450,000 -	\$0 =	\$450,000 x	\$1.75 =	\$787.50	\$65.63
\$1,000,000 x	90.0000% =	\$900,000 -	\$0 =	\$900,000 x	\$1.75 =	\$1,575.00	\$131.25
Agricultural Property (land only on a per acre basis)*							
\$1,400 x	56.1324% =	\$786 -	\$0 =	\$786 x	\$1.75 =	\$1.38	\$0.11
\$1,500 x	56.1324% =	\$842 -	\$0 =	\$842 x	\$1.75 =	\$1.47	\$0.12
\$1,600 x	56.1324% =	\$898 -	\$0 =	\$898 x	\$1.75 =	\$1.57	\$0.13
\$1,700 x	56.1324% =	\$954 -	\$0 =	\$954 x	\$1.75 =	\$1.67	\$0.14
\$1,713 x	56.1324% =	\$962 -	\$0 =	\$962 x	\$1.75 =	\$1.68	\$0.14
\$1,800 x	56.1324% =	\$1,010 -	\$0 =	\$1,010 x	\$1.75 =	\$1.77	\$0.15
\$1,900 x	56.1324% =	\$1,067 -	\$0 =	\$1,067 x	\$1.75 =	\$1.87	\$0.16
\$2,000 x	56.1324% =	\$1,123 -	\$0 =	\$1,123 x	\$1.75 =	\$1.96	\$0.16
\$2,100 x	56.1324% =	\$1,179 -	\$0 =	\$1,179 x	\$1.75 =	\$2.06	\$0.17
					*1/1/2017 Average Assessed Acre:	PAGE	\$1,713
					*1/1/2017 Average Assessed Acre:	FREMONT	\$1,939
Number of Acres: 100					1/1/2017 Average Assessed Acre:	State Productivity	\$1,926
Assessed Value per Acre (5): 1,713					1/1/2017 Average Market Value Acre:	State Market	\$7,183
\$171,300 x	54.4480% =	\$93,269 -	\$0 =	\$93,269 x	\$1.75 =	\$163.22	\$13.60
(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 \$0.00 annually (3) No Existing GO Bond Debt (4) New debt payments through FY2041, no valuation change, includes Sales Tax to reduce levy if applicable (5) Assumes Average Assessed Valuation Per Acre of Land at PAGE County Average							