



# Tax scenario assumptions: Umbaugh and Associates

- Library board has not yet determined project scope
- Board asked for range of scenarios
- Calculations based on 20-year bond
- Interest rate used here is 1 percent higher than current average rate
- Costs would be lower if library can secure better interest rate
- Average sale price of home in Johnson County is \$148,595 \*

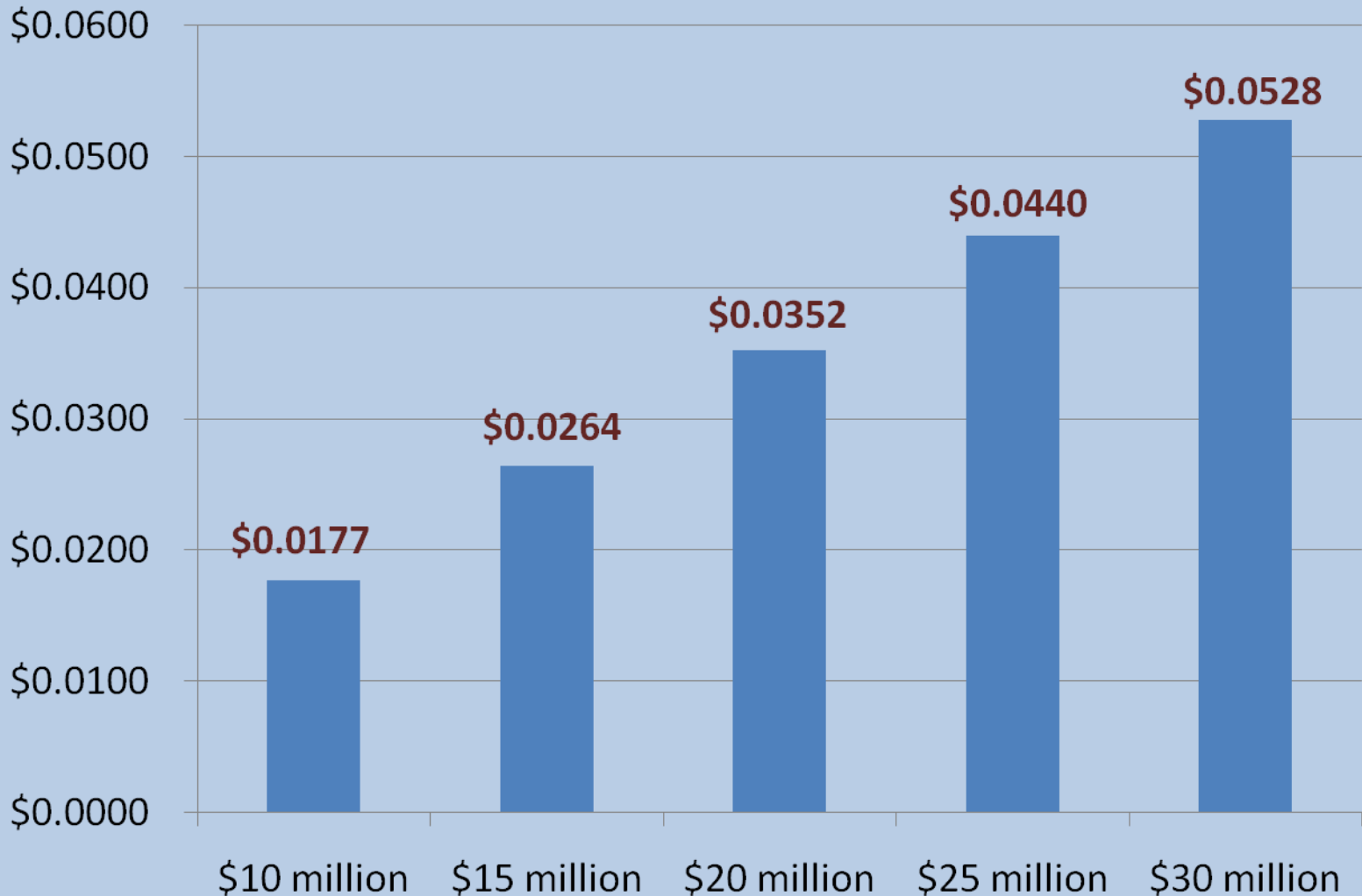
\* Source: Indianapolis Metropolitan Board of Realtors





# Tax scenarios:

## Estimated Debt Service Tax Rate





# Tax scenarios:

## \$75,000 home (market value)

\$10 million bond	\$ 2.92 per year
\$15 million bond	\$ 5.80 per year
\$20 million bond	\$ 8.39 per year
\$25 million bond	\$11.55 per year
\$30 million bond	\$14.43 per year





# Tax scenarios:

## \$100,000 home (market value)

\$10 million bond	\$ 4.36 per year
\$15 million bond	\$ 8.65 per year
\$20 million bond	\$12.51 per year
\$25 million bond	\$17.23 per year
\$30 million bond	\$21.52 per year





# Tax scenarios:

## \$122,500 home (market value)

\$10 million bond	\$ 5.81 per year
\$15 million bond	\$11.53 per year
\$20 million bond	\$16.68 per year
\$25 million bond	\$22.97 per year
\$30 million bond	\$28.69 per year





# Tax scenarios:

## \$150,000 home (market value)

\$10 million bond	\$ 7.26 per year
\$15 million bond	\$14.41 per year
\$20 million bond	\$20.85 per year
\$25 million bond	\$28.71 per year
\$30 million bond	\$35.86 per year





# Tax scenarios:

## \$175,000 home (market value)

\$10 million bond	\$ 8.71 per year
\$15 million bond	\$17.29 per year
\$20 million bond	\$25.01 per year
\$25 million bond	\$34.45 per year
\$30 million bond	\$43.03 per year





# Tax scenarios:

## \$100,000 Commercial Property

\$10 million bond	\$17.70 per year
\$15 million bond	\$26.40 per year
\$20 million bond	\$35.20 per year
\$25 million bond	\$44.00 per year
\$30 million bond	\$52.80 per year





# Tax scenarios:

1 acre of farm land valued at \$1,500

**\$10 million bond**

**27 cents per year**

**\$15 million bond**

**40 cents per year**

**\$20 million bond**

**53 cents per year**

**\$25 million bond**

**66 cents per year**

**\$30 million bond**

**79 cents per year**

