

Police/Fire Station Property Tax Impact Calculator									
Assumptions:		Grand List	1,126,158,200						
		Bond Interest Rate	3.575%						
		Bond Life Years	20						
Property Taxable Value	Municipal Tax Rate 2012	Combined	Police only	Fire only	WB Fire	1%Sales Tax Income	Combined Project with 1% sales tax deducted		
	1.1244	\$ 14,100,000	\$ 5,600,000	\$ 7,000,000	\$ 1,500,000				
Year 2 Bond Repayment		\$1,175,504	\$466,867	\$583,583	\$125,054	\$ (660,000)			
10,000	112 Add	\$ 10.44	4.15	5.18	1.11	(5.86)	4.58		
37,140	418	\$ 38.77	15.40	19.25	4.12	(21.77)	17.00		
75,000	843	\$ 78.29	31.09	38.87	8.33	(43.95)	34.33		
100,000	1,124	\$ 104.38	41.46	51.82	11.10	(58.61)	45.78		
125,000	1,406	\$ 130.48	51.82	64.78	13.88	(73.26)	57.22		
143,288	1,611	\$ 149.57	59.40	74.25	15.91	(83.98)	65.59		
150,000	1,687	\$ 156.57	62.18	77.73	16.66	(87.91)	68.66		
175,000	1,968	\$ 182.67	72.55	90.69	19.43	(102.56)	80.11		
196,580	2,210	\$ 205.19	81.50	101.87	21.83	(115.21)	89.99		
200,000	2,249	\$ 208.76	82.91	103.64	22.21	(117.21)	91.55		
225,000	2,530	\$ 234.86	93.28	116.60	24.98	(131.86)	102.99		
250,000	2,811	\$ 260.95	103.64	129.55	27.76	(146.52)	114.44		
275,000	3,092	\$ 287.05	114.01	142.51	30.54	(161.17)	125.88		
300,000	3,373	\$ 313.15	124.37	155.46	33.31	(175.82)	137.33		
325,000	3,654	\$ 339.24	134.73	168.42	36.09	(190.47)	148.77		
350,000	3,935	\$ 365.34	145.10	181.37	38.87	(205.12)	160.21		
375,000	4,217	\$ 391.43	155.46	194.33	41.64	(219.77)	171.66		
400,000	4,498	\$ 417.53	165.83	207.28	44.42	(234.43)	183.10		
425,000	4,779	\$ 443.62	176.19	220.24	47.19	(249.08)	194.55		
450,000	5,060	\$ 469.72	186.55	233.19	49.97	(263.73)	205.99		
475,000	5,341	\$ 495.81	196.92	246.15	52.75	(278.38)	217.43		
500,000	5,622	\$ 521.91	207.28	259.10	55.52	(293.03)	228.88		
525,000	5,903	\$ 548.00	217.65	272.06	58.30	(307.68)	240.32		
550,000	6,184	\$ 574.10	228.01	285.01	61.07	(322.33)	251.76		

How to read this chart:

Note... This chart is an illustrative tool and uses estimated values based on information on hand.

Col 1 has property tax values. This is the total taxable value from your property tax bill

Note... Only the municipal portion of property taxes are affected. The Homestead/Education portion does not change.

Col 2 indicates the 2012 tax year assessment, this is what you are paying now. This rate can change annually.

Col 3 indicates the increase in property tax should the complete police/fire project be bonded.

Cols 4,5,6 indicate the breakdown for each element of the project. (Police, downtown Fire and WB Fire)

Col 7 indicates the estimated revenue from a 1% sales tax. This is shown as a negative amount as it would reduce impact.

Local sales taxes have decreased since 2007. The \$660 thousand level is a reasonable estimate. This has not been adjusted to reflect any further decrease due to the implementation of the 1% Option sales tax itself.

Col 8 indicates the increase in property tax for the combined project with the 1%Sales tax used to offset the bond payments.

The bold boxed row indicates the 2012 mean value for **housing units** in Brattleboro. [Includes condos & commercial apts.]

Proper tax value lines \$37,140 & \$143,288 are average values for Mobile homes and Condos respectively.

Add Col 2 with either Col 3 or 8 for an indication of your adjusted municipal property tax.

Cols 4,5,6 can be used to adjust property tax impact if elements of the project are not undertaken.

The Small Print:

The grand list changes every year as does the budget. This will affect the municipal tax rate.

The bond rate used in the chart is a weighted average rate. This rate was used by Town Finance Director in calculating tax impacts.

The bond interest rate represents an estimate of the rate for 2013. The rate can change.

Bond rates are at a long term low and Brattleboro may actually obtain a lower rate than indicated.

The calculations are based on a total project cost of \$14.1 million. The most recent figure.

Year 2 Repayment is indicated. Bonds are structured so that Year 1 is interest only which is not indicative of debt service cost.

Year 2 is also the highest level of repayment in the life of the bond.

Bond payments decrease over the life of the bond, so future year debt service will decrease. Property tax may not.

