Exhibit B – Tax Impact Scenario 3 | $2.60 Debt Levy

SUMMARY TAX IMPACT (Using 1/1/2024 Valuations & Estimated Rollback Percentages)
Union Community School District, Iowa
Scenario 3 | $2.60 Debt Levy and SAVE Borrowing

	Amount ($)	per $1000
Current Debt Levy (3)		$0.00000
Estimated New Debt Levy (4):		$2.60000
Operational Efficiencies:		
Estimated Increase:	0	$ 2.60000

Option 1: Total Project Costs (no Sales Tax abatement)

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
Residential Property (Standard Under 65 with Homestead Credit)													
$50,000	x	47.4316%	=	$23,716	-	$4,850	=	$18,866	x	$2.60	=	$49.05	$4.09
$75,000	x	47.4316%	=	$35,574	-	$4,850	=	$30,724	x	$2.60	=	$79.88	$6.66
$100,000	x	47.4316%	=	$47,432	-	$4,850	=	$42,582	x	$2.60	=	$110.71	$9.23
$150,000	x	47.4316%	=	$71,147	-	$4,850	=	$66,297	x	$2.60	=	$172.37	$14.36
$200,000	x	47.4316%	=	$94,863	-	$4,850	=	$90,013	x	$2.60	=	$234.03	$19.50
$250,000	x	47.4316%	=	$118,579	-	$4,850	=	$113,729	x	$2.60	=	$295.70	$24.64
$300,000	x	47.4316%	=	$142,295	-	$4,850	=	$137,445	x	$2.60	=	$357.36	$29.78
$400,000	x	47.4316%	=	$189,726	-	$4,850	=	$184,876	x	$2.60	=	$480.68	$40.06
Value of Homestead Credit:						$4,850	=	-$4,850	x	$2.60	=	-$12.61	-$1.05
Residential Property (Over 65 with Homestead Credit)													
$100,000	x	47.4316%	=	$47,432	-	$11,350	=	$36,082	x	$2.60	=	$93.81	$7.82
Taxable Value of Senior + Homestead Credit:						$11,350	=	-$11,350	x	$2.60	=	-$29.51	-$2.46
Commercial / Industrial Property (separate treatment for first 150K)													
$150,000	x	47.4316%	=	$71,147	-	$0	=	$71,147	x	$2.60	=	$184.98	$15.42
Commercial / Industrial Property (after first 150K)													
$850,000	x	90.0000%	=	$765,000	-	$0	=	$765,000	x	$2.60	=	$1,989.00	$165.75
Commercial / Industrial Property (illustration of blended calculation)													
$1,000,000	x	83.6147%	=	$836,147	-	$0	=	$836,147	x	$2.60	=	$2,173.98	$181.17
Agricultural Property (land only on a per acre basis)*													
$1,700	x	73.8575%	=	$1,256	-	$0	=	$1,256	x	$2.60	=	$3.26	$0.27
$1,800	x	73.8575%	=	$1,329	-	$0	=	$1,329	x	$2.60	=	$3.46	$0.29
$1,847	x	73.8575%	=	$1,364	-	$0	=	$1,364	x	$2.60	=	$3.55	$0.30
$1,854	x	73.8575%	=	$1,369	-	$0	=	$1,369	x	$2.60	=	$3.56	$0.30
$1,900	x	73.8575%	=	$1,403	-	$0	=	$1,403	x	$2.60	=	$3.65	$0.30
$1,920	x	73.8575%	=	$1,418	-	$0	=	$1,418	x	$2.60	=	$3.69	$0.31
$2,000	x	73.8575%	=	$1,477	-	$0	=	$1,477	x	$2.60	=	$3.84	$0.32
$2,066	x	73.8575%	=	$1,526	-	$0	=	$1,526	x	$2.60	=	$3.97	$0.33
$2,071	x	73.8575%	=	$1,530	-	$0	=	$1,530	x	$2.60	=	$3.98	$0.33
$2,100	x	73.8575%	=	$1,551	-	$0	=	$1,551	x	$2.60	=	$4.03	$0.34
$2,200	x	73.8575%	=	$1,625	-	$0	=	$1,625	x	$2.60	=	$4.22	$0.35

Taxable Value as % of Market:	68.47%

Number of Acres:	100
Assessed Value per Acre (5):	1,920

*1/1/2023 Average Assessed Value/Acre:	Blended	$1,920
*1/1/2023 Average Assessed Value/Acre:	BENTON	$2,071
*1/1/2023 Average Assessed Value/Acre:	BLACK HAWK	$1,847
*1/1/2023 Average Assessed Value/Acre:	BUCHANAN	$2,066
*1/1/2023 Average Assessed Value/Acre:	TAMA	$1,854
1/1/2023 Est. Avgerage Assessed/Acre:	State Productivity	$1,770
*1/1/2023 Average Market Value/Acre:	BENTON	$13,106
*1/1/2023 Average Market Value/Acre:	BLACK HAWK	$14,202
*1/1/2023 Average Market Value/Acre:	BUCHANAN	$13,152
*1/1/2023 Average Market Value/Acre:	TAMA	$12,406
1/1/2023 Average Market Value/Acre:	State Market	$11,835

$192,025	x	73.8575%	=	$141,825	-	$0	=	$141,825	x	$2.60	=	$368.74	$30.73