

City of West Linn - Finance Department
Summarizing the Tax Effect to Homeowners on Various Bond Sizes

Size of GO Bond	Rate (est.)	Term (yrs)	Estimated annual tax increase on a West Linn home with Real Market Value of \$285,000 and Assessed Value of \$200,000
\$8 million	4%	20yrs	\$43
\$9 million	4%	20yrs	\$49
\$10 million	4%	20yrs	\$54
\$11 million	4%	20yrs	\$60
\$12 million	4%	20yrs	\$65

Exhibit B

City of West Linn - Finance Department
 Estimating Tax Effect to Homeowners on Various Bond Sizes

Bond Information			Tax levy needed to cover annual debt service payments on bond issue			Assessed Value			Tax Rate and Annual Amount			Notes
Size of bond issue	Rate of interest (est.)	Term of bonds (yrs)	Annual debt service (est.)	Tax collection rate	Annual amount to levy	City's Assessed Value FY 2009-10	Increase to AV (est.)	City's (est.) Assessed Value FY 2010-11	Increase in tax rate needed to raise levy	Amount of Assessed Value	Additional taxes per year	
For every \$100,000 of Assessed Value:												
\$1,000,000	4%	20	\$ 73,582	95%	\$ 77,500	\$ 2,768,702,173	3%	\$ 2,852,000,000	0.0272	\$ 100,000	\$ 3	Use these amounts as a multiplier against your particular Assessed Value per \$100,000 For example, for a \$10M size of bond and your AV is \$350,000; then use \$27 times 3.5 = equals +\$108 per year
2,000,000	4%	20	147,164	95%	154,900	2,768,702,173	3%	2,852,000,000	0.0543	100,000	5	
3,000,000	4%	20	220,745	95%	232,400	2,768,702,173	3%	2,852,000,000	0.0815	100,000	8	
4,000,000	4%	20	294,327	95%	309,800	2,768,702,173	3%	2,852,000,000	0.1086	100,000	11	
5,000,000	4%	20	367,909	95%	387,300	2,768,702,173	3%	2,852,000,000	0.1358	100,000	14	
6,000,000	4%	20	441,491	95%	464,700	2,768,702,173	3%	2,852,000,000	0.1629	100,000	16	
7,000,000	4%	20	515,072	95%	542,200	2,768,702,173	3%	2,852,000,000	0.1901	100,000	19	
8,000,000	4%	20	588,654	95%	619,600	2,768,702,173	3%	2,852,000,000	0.2173	100,000	22	
9,000,000	4%	20	662,236	95%	697,100	2,768,702,173	3%	2,852,000,000	0.2444	100,000	24	
10,000,000	4%	20	735,818	95%	774,500	2,768,702,173	3%	2,852,000,000	0.2716	100,000	27	
11,000,000	4%	20	809,399	95%	852,000	2,768,702,173	3%	2,852,000,000	0.2987	100,000	30	
12,000,000	4%	20	882,981	95%	929,500	2,768,702,173	3%	2,852,000,000	0.3259	100,000	33	
13,000,000	4%	20	956,563	95%	1,006,900	2,768,702,173	3%	2,852,000,000	0.3531	100,000	35	
14,000,000	4%	20	1,030,145	95%	1,084,400	2,768,702,173	3%	2,852,000,000	0.3802	100,000	38	
15,000,000	4%	20	1,103,726	95%	1,161,800	2,768,702,173	3%	2,852,000,000	0.4074	100,000	41	
20,000,000	4%	20	1,471,635	95%	1,549,100	2,768,702,173	3%	2,852,000,000	0.5432	100,000	54	
30,000,000	4%	20	2,207,453	95%	2,323,600	2,768,702,173	3%	2,852,000,000	0.8147	100,000	81	
40,000,000	4%	20	2,943,270	95%	3,098,200	2,768,702,173	3%	2,852,000,000	1.0863	100,000	109	
50,000,000	4%	20	3,679,088	95%	3,872,700	2,768,702,173	3%	2,852,000,000	1.3579	100,000	136	
60,000,000	4%	20	4,414,905	95%	4,647,300	2,768,702,173	3%	2,852,000,000	1.6295	100,000	163	
70,000,000	4%	20	5,150,723	95%	5,421,800	2,768,702,173	3%	2,852,000,000	1.9011	100,000	190	
For the home with an Assessed Value of \$200,000:												
1,000,000	4%	20	73,582	95%	77,500	2,768,702,173	3%	2,852,000,000	0.0272	200,000	5	Use these amounts as as guide for a home in West Linn with an Assessed Value of \$200,000
2,000,000	4%	20	147,164	95%	154,900	2,768,702,173	3%	2,852,000,000	0.0543	200,000	11	
3,000,000	4%	20	220,745	95%	232,400	2,768,702,173	3%	2,852,000,000	0.0815	200,000	16	
4,000,000	4%	20	294,327	95%	309,800	2,768,702,173	3%	2,852,000,000	0.1086	200,000	22	
5,000,000	4%	20	367,909	95%	387,300	2,768,702,173	3%	2,852,000,000	0.1358	200,000	27	
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10,000,000	4%	20	735,818	95%	774,500	2,768,702,173	3%	2,852,000,000	0.2716	200,000	54	
11,000,000	4%	20	809,399	95%	852,000	2,768,702,173	3%	2,852,000,000	0.2987	200,000	60	
12,000,000	4%	20	882,981	95%	929,500	2,768,702,173	3%	2,852,000,000	0.3259	200,000	65	
13,000,000	4%	20	956,563	95%	1,006,900	2,768,702,173	3%	2,852,000,000	0.3531	200,000	71	
14,000,000	4%	20	1,030,145	95%	1,084,400	2,768,702,173	3%	2,852,000,000	0.3802	200,000	76	
15,000,000	4%	20	1,103,726	95%	1,161,800	2,768,702,173	3%	2,852,000,000	0.4074	200,000	81	
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60,000,000	4%	20	4,414,905	95%	4,647,300	2,768,702,173	3%	2,852,000,000	1.6295	200,000	326	
70,000,000	4%	20	5,150,723	95%	5,421,800	2,768,702,173	3%	2,852,000,000	1.9011	200,000	380	