

The Cost Analysis for the Proposed Building Project

The proposed bond issue project for the Monroe City R-I School District is expected to be a tax increase of 43.01 Cents per one hundred dollars of assessed valuation. The attached tables list what the increase is for various values of homes, values of personal property, and acreage of agricultural property in the District.

Residential Property (Assessed at 19% of appraised market value)

Market or Appraised Value represents what a person can reasonably expect from selling their property. Assessed Value is the percentage of appraised value for the property upon which taxes are levied. In Missouri, residential property is to be assessed at 19% of appraised value. Hence a \$100,000 home (appraised value) would be assessed at a value of \$19,000 ($0.19 \times \$100,000 = \$19,000$).

Personal Property (Assessed at 33^{1/3}% of appraised market value)

In the State of Missouri, personal property is assessed at 33-1/3% of appraised value and covers such items as automobiles, recreational vehicles, boats, etc., which normally depreciate at a fairly rapid rate. A taxpayer who owns a 2017 pickup valued at \$21,500 would be assessed at \$7,160 ($\$21,500 \times .333 = \$7,160$). To exactly compute one's taxes for personal property it is necessary to have the assessed value figures, which are available from the County Assessor's office.

Personal Agricultural Property (Assessed at 12% of appraised market value)

In the State of Missouri, livestock, poultry, and farm machinery is assessed at 12% of appraised value. The value of this type of property is reported to the assessor by the taxpayer. To exactly compute one's taxes for personal property it is necessary to have the assessed value figures, which are available from the County Assessor's office.

Agricultural Property (Assessed at 12% of production value)

Agricultural property in the State of Missouri is assessed at 12% of the production value of the land. The County Assessor utilizes state guidelines to classify land into one of eight "grades" or "categories". It is anticipated that the majority of agricultural property in the Monroe City R-I School District falls into Categories 2, 3, and 4. In the attached tables, a breakdown of cost is presented based on a total acreage basis.

Monroe City R-I School District, Missouri

\$0.4301

Debt Service Levy Increase

Residential Property

Appraised Value of Residence	Assessed Value of Residence (19% of Market Value)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase
\$50,000	\$9,500	\$40.86	\$3.40
\$60,000	\$11,400	\$49.03	\$4.09
\$70,000	\$13,300	\$57.20	\$4.77
\$80,000	\$15,200	\$65.38	\$5.45
\$90,000	\$17,100	\$73.55	\$6.13
\$100,000	\$19,000	\$81.72	\$6.81
\$150,000	\$28,500	\$122.58	\$10.21
\$200,000	\$38,000	\$163.44	\$13.62
\$250,000	\$47,500	\$204.30	\$17.02

Personal Property

Appraised Value of Personal Property	Assessed Value of Personal Property (33.33% of Appraised Value)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase
\$5,000	\$1,667	\$7.17	\$0.60
\$10,000	\$3,333	\$14.34	\$1.19
\$15,000	\$5,000	\$21.50	\$1.79
\$20,000	\$6,666	\$28.67	\$2.39
\$30,000	\$9,999	\$43.01	\$3.58
\$40,000	\$13,332	\$57.34	\$4.78
\$100,000	\$33,330	\$143.35	\$11.95

Commercial Property

Appraised Value of Commercial Property	Assessed Value of Commercial Property (32% of Market Value)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase
\$50,000	\$16,000	\$68.82	\$5.73
\$100,000	\$32,000	\$137.63	\$11.47
\$250,000	\$80,000	\$344.08	\$28.67
\$500,000	\$160,000	\$688.16	\$57.35
\$750,000	\$240,000	\$1,032.24	\$86.02
\$1,000,000	\$320,000	\$1,376.32	\$114.69
\$2,000,000	\$640,000	\$2,752.64	\$229.39

Agricultural Property

Livestock, Poultry, and Farm Machinery			
Appraised Value of Livestock, Poultry, and Farm Machinery	Assessed Value of Livestock, Poultry, and Farm Machinery (12% of Market Value)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase
\$10,000	\$1,200	\$5.16	\$0.43
\$50,000	\$6,000	\$25.81	\$2.15
\$100,000	\$12,000	\$51.61	\$4.30
\$250,000	\$30,000	\$129.03	\$10.75
\$500,000	\$60,000	\$258.06	\$21.51
\$1,000,000	\$120,000	\$516.12	\$43.01

Agricultural Property

Soil Grade 2			
Acreage	Assessed Value of Land (12% of productivity land value = \$102.00/acre)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase
40	\$4,080	\$17.55	\$1.46
80	\$8,160	\$35.10	\$2.92
160	\$16,320	\$70.19	\$5.85
320	\$32,640	\$140.38	\$11.70
640	\$65,280	\$280.77	\$23.40

Soil Grade 3			
Acreage	Assessed Value of Land (12% of productivity land value = \$77.40/acre)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase
40	\$3,096	\$13.32	\$1.11
80	\$6,192	\$26.63	\$2.22
160	\$12,384	\$53.26	\$4.44
320	\$24,768	\$106.53	\$8.88
640	\$49,536	\$213.05	\$17.75

Soil Grade 4			
Acreage	Assessed Value of Land (12% of productivity land value = \$48.60/acre)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase
40	\$1,944	\$8.36	\$0.70
80	\$3,888	\$16.72	\$1.39
160	\$7,776	\$33.44	\$2.79
320	\$15,552	\$66.89	\$5.57
640	\$31,104	\$133.78	\$11.15