

## South Shore Tech MSBA Project NORWELL Tax Impact Estimates, December 19, 2024

### Assumptions made for these projections:

1. Financing approximately \$162m over 30 years
2. Short term borrowing at 3.25% for FY26-FY28; Bonds at 3.75% starting in FY29.
3. The bonding timeline could be delayed to FY30, which would push out the listed FY29 amounts by one year.
4. Level Debt and Level Principal Payment models below are shown for comparison. The decision on how to bond would be made closer to the time of bonding in consultation with our towns.
5. Town enrollments may fluctuate over time but a single enrollment % projection for "FY30+" is listed below to be used for calculations for the duration of the borrowing.
6. The chart below projects annual cost FY26-31 and then jumps ahead to five year bands from FY37-FY57. While debt payments happen annually, this chart illustrates the declining payments of a level principal model in a more concise chart.

### NORWELL DATA

FY24 Avg Assessed Home:	\$951,695
FY30+ projected % of school enrollment:	3.58%
Level Debt Tax Rate per \$1,000 used for FY29+	\$0.08
Level Principal Tax Rate per \$1,000 used for FY29+	\$0.10

### IMPACT ON AVERAGE ASSESSED HOME USING LEVEL DEBT AND LEVEL PRINCIPAL MODELS

Payment	Borrowing model	Fy26	Fy27	Fy28	Fy29	Fy30	Fy31	Fy37	Fy42	Fy47	Fy52	Fy57
ANNUALLY	Level Principal	\$0	\$10	\$29	\$95	\$95	\$93	\$84	\$77	\$70	\$64	\$58
	Level Debt	\$0	\$10	\$29	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76
QUARTERLY	Level Principal	\$0	\$2	\$7	\$24	\$24	\$23	\$21	\$19	\$17	\$16	\$15
	Level Debt	\$0	\$2	\$7	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19

