

Attached is the tax rate analysis with the assumptions of selling all of the remaining authorization in 2023. 2024-2029 is the maximum capacity the county can sell with a level debt payment and maintaining the current debt tax rate of \$0.04427. I used 4.5% growth factor for the next two years and then dropped to 3% thereafter. Over the past ten years we have had an total value increase of 3% or higher. New construction has held a steady increase in the 3%-4% range so I am comfortable with the projected growth used in the analysis.

FISCAL YEAR	TAX YEAR	Adj Taxable Value % Change	% Increase due to New Value
2013	2012	3.00%	1.72%
2014	2013	6.16%	2.21%
2015	2014	9.31%	3.02%
2016	2015	11.23%	3.19%
2017	2016	12.59%	3.50%
2018	2017	13.74%	4.57%
2019	2018	11.51%	4.48%
2020	2019	7.93%	3.80%
2021	2020	4.45%	3.37%
2022	2021	7.13%	3.25%
2023	2022	17.31%	3.82%