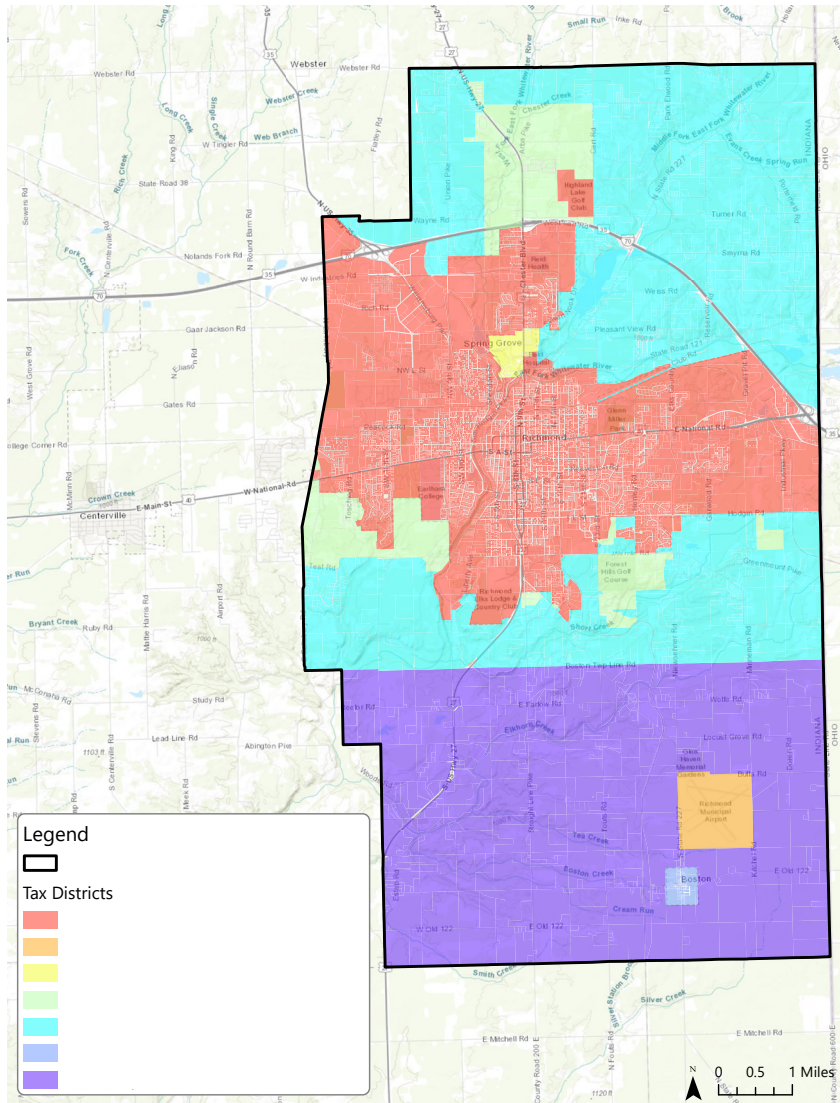

School Corporation

Tax Base Analysis and Property Tax Revenue Projection

January 30, 2024

Tax District Composition

Schools Tax Districts and Rates Pay 2023 Tax Year

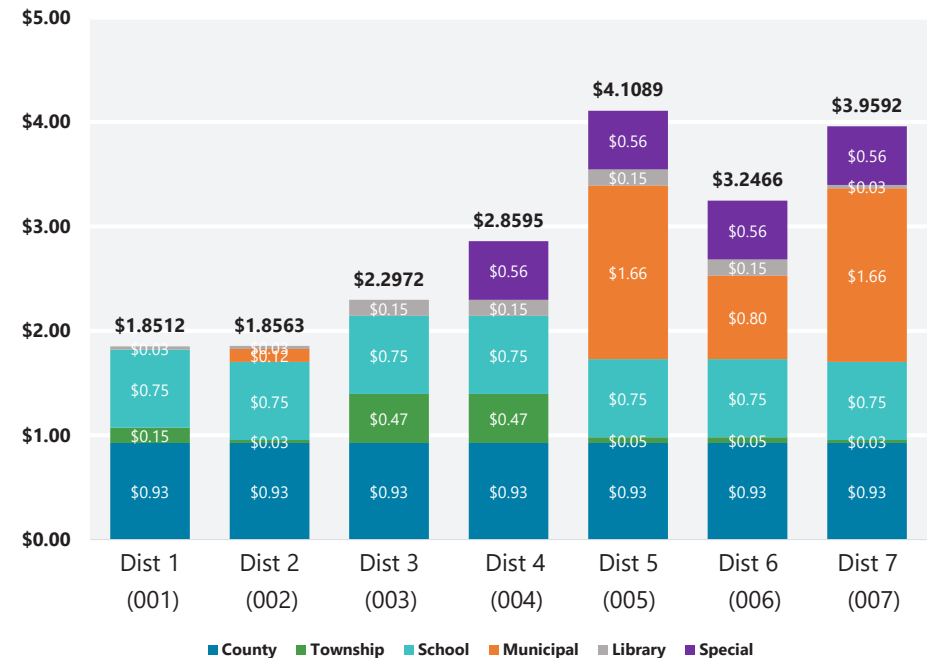


School Corporation is comprised of 7 taxing districts. Four of the taxing districts are incorporated by Cities or Towns and three are unincorporated areas.

The unincorporated taxing districts comprise approximately 14.9% of the school's tax base, while the incorporated areas comprise the remaining 85.1%.

Property Tax rates range from a low of \$1.8512 to \$4.1089.

Taxing Districts: Property Tax Rate Components *Gross Certified Tax Rate (not including property tax relief credit)*



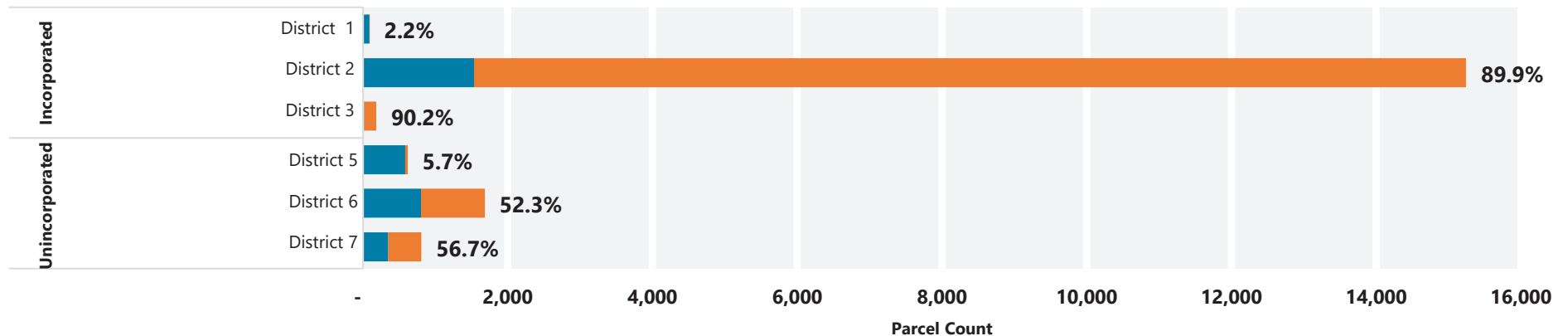
Tax District Composition

Schools Taxing Districts

| District | District Name | 2024 | | 2023 | | 2023 | | 2023 |
|----------|---------------|-----------------------------|------------------------|--------------------|------------------------|-----------------|----------------------|----------------------|
| | | NAV Certification Net AV | Percent of Tax Base | Abstract Net AV | Percent of Tax Base | Parcel Count | Parcels at CB Cap | Homestead GAV Cap |
| 001 | District 1 | \$2,941,958 | 0.2% | \$2,750,623 | 0.2% | 93 | 2 | \$320,973 |
| 002 | District 2 | \$1,455,994,220 | 83.9% | \$1,418,757,983 | 84.0% | 15,243 | 13,708 | \$80,276 |
| 003 | District 3 | \$13,215,672 | 0.8% | \$15,187,639 | 0.9% | 183 | 165 | \$96,039 |
| 004 | District 4 | \$37,090 | 0.0% | \$38,940 | 0.0% | 3 | 3 | \$82,197 |
| 005 | District 5 | \$58,698,456 | 3.4% | \$57,175,491 | 3.4% | 618 | 35 | \$325,884 |
| 006 | District 6 | \$154,036,390 | 8.9% | \$142,224,029 | 8.4% | 1,682 | 879 | \$156,594 |
| 007 | District 7 | \$50,822,020 | 2.9% | \$52,676,428 | 3.1% | 806 | 457 | \$109,969 |
| Total | | \$1,735,745,806 | 100.0% | \$1,688,811,133 | 100.0% | 18,628 | 15,249 | |

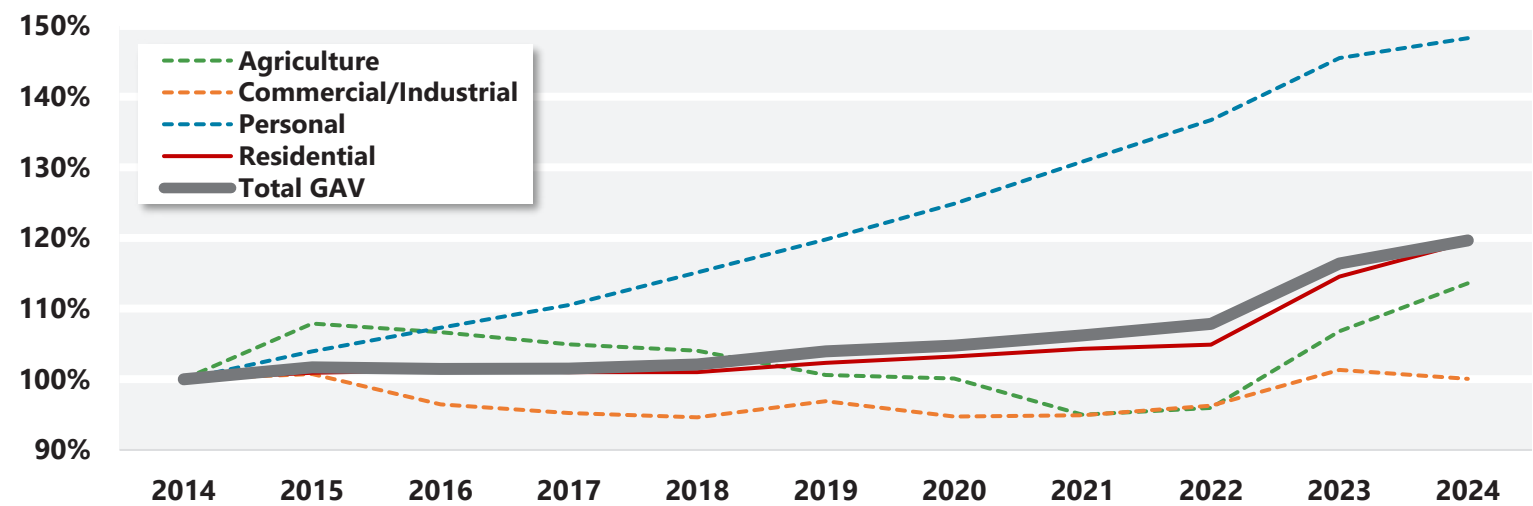
Portion of Taxpayers at Rate Cap Pay 2023 Tax Year

■ Not at Cap ■ At Cap



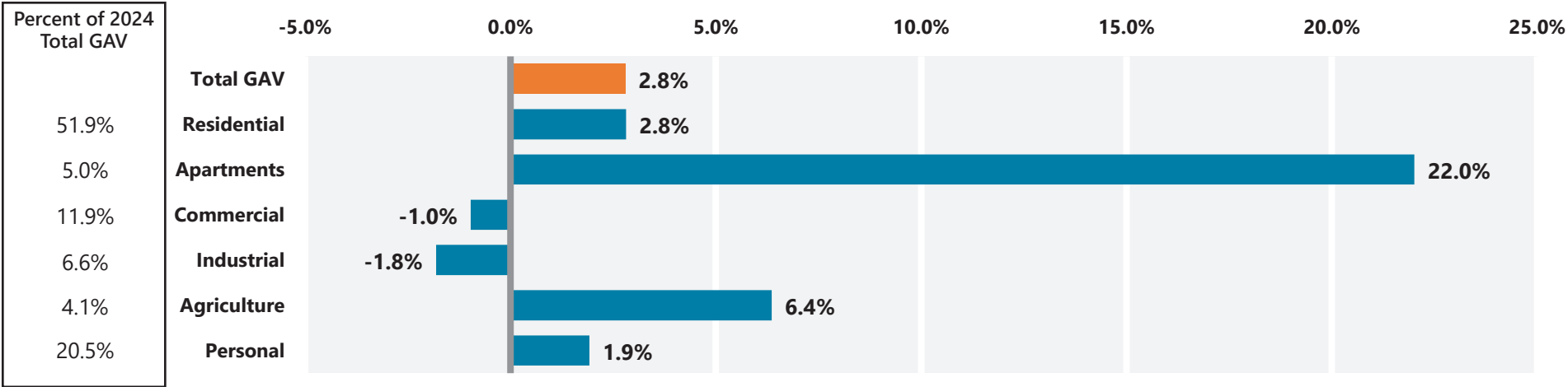
Assessed Value History

Gross Assessed Value Trends by Property Class
Indexed to 2014



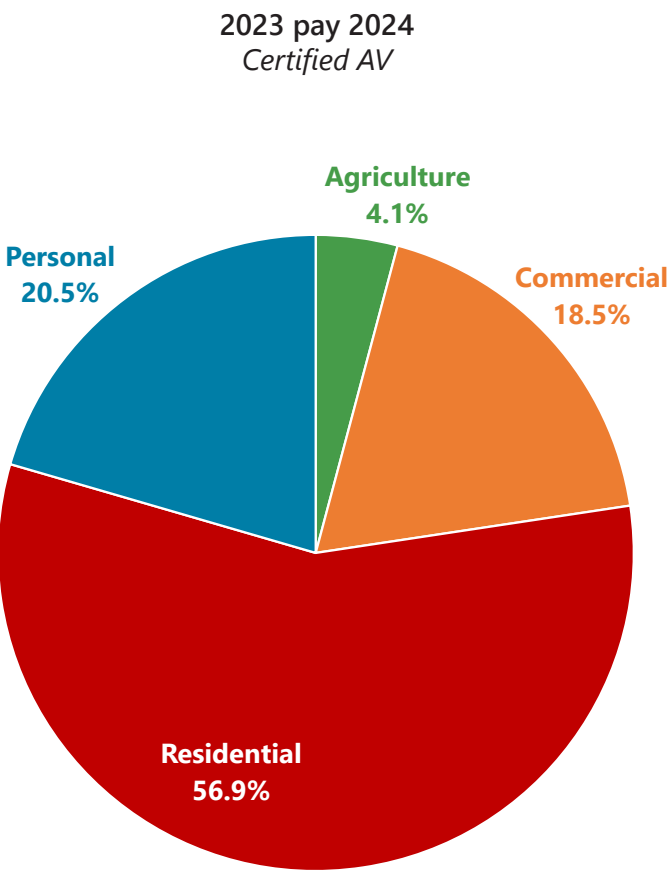
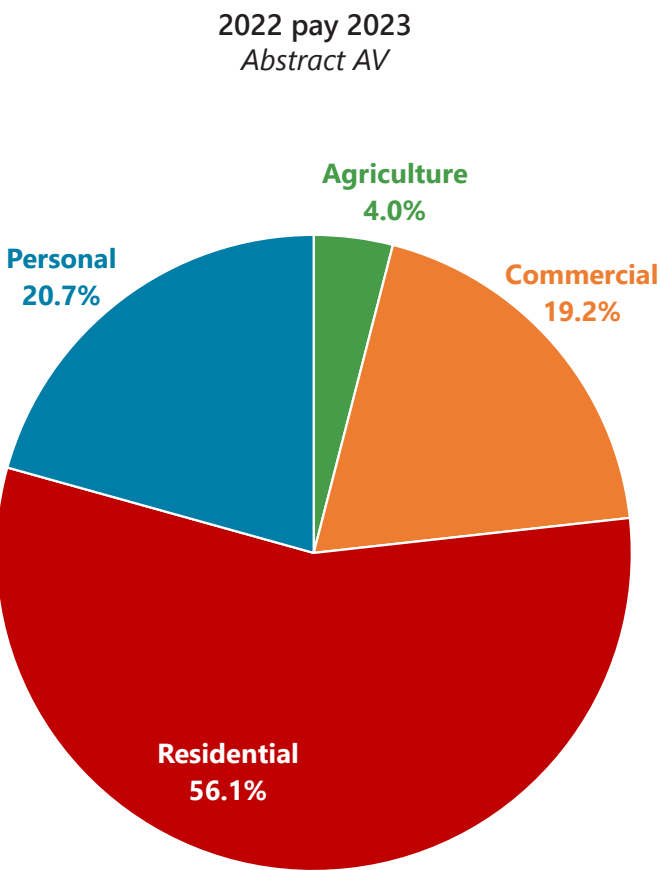
The Schools tax base is comprised primarily of residential property, which increased by an average of 1.8% between 2014 and 2024. In total, Schools’ gross assessed value has increased by 1.8% annually since 2014.

Gross Assessed Value Change by Property Class
Pay 2023 to Pay 2024 Tax Year



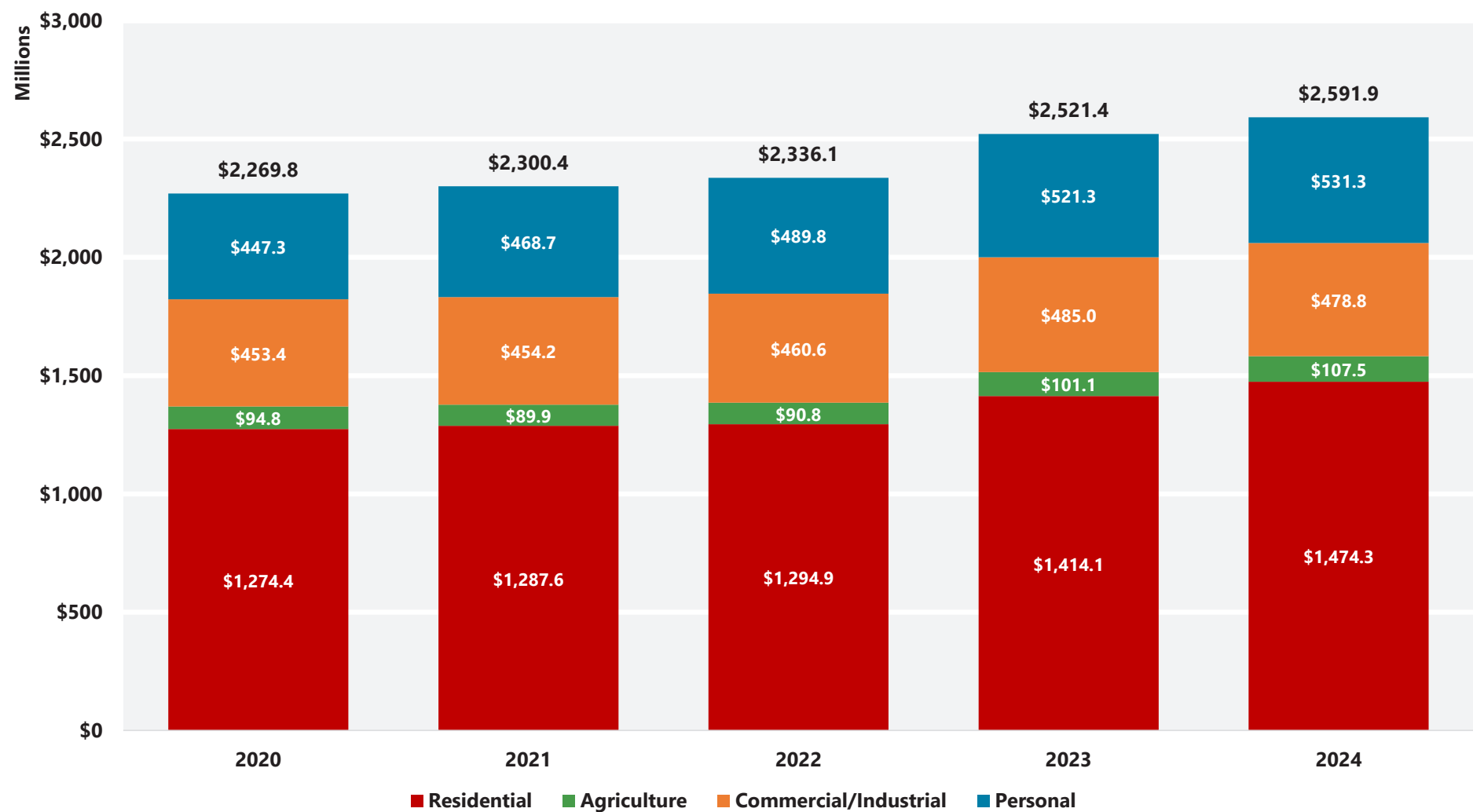
Assessed Value History

Composition of Gross Assessed Value by Property Class



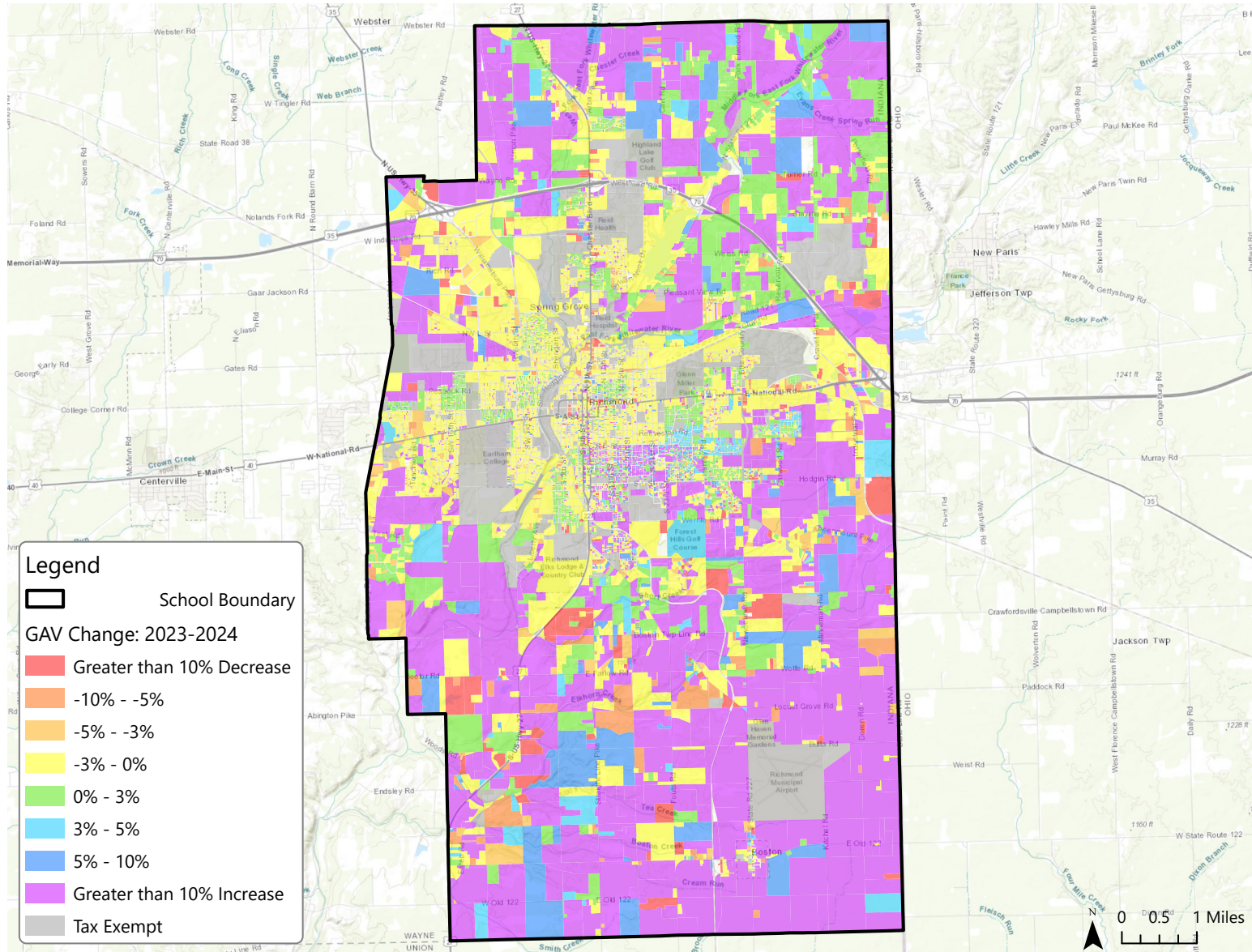
Assessed Value History

Gross Assessed Value History by Property Class
Dollars in Millions



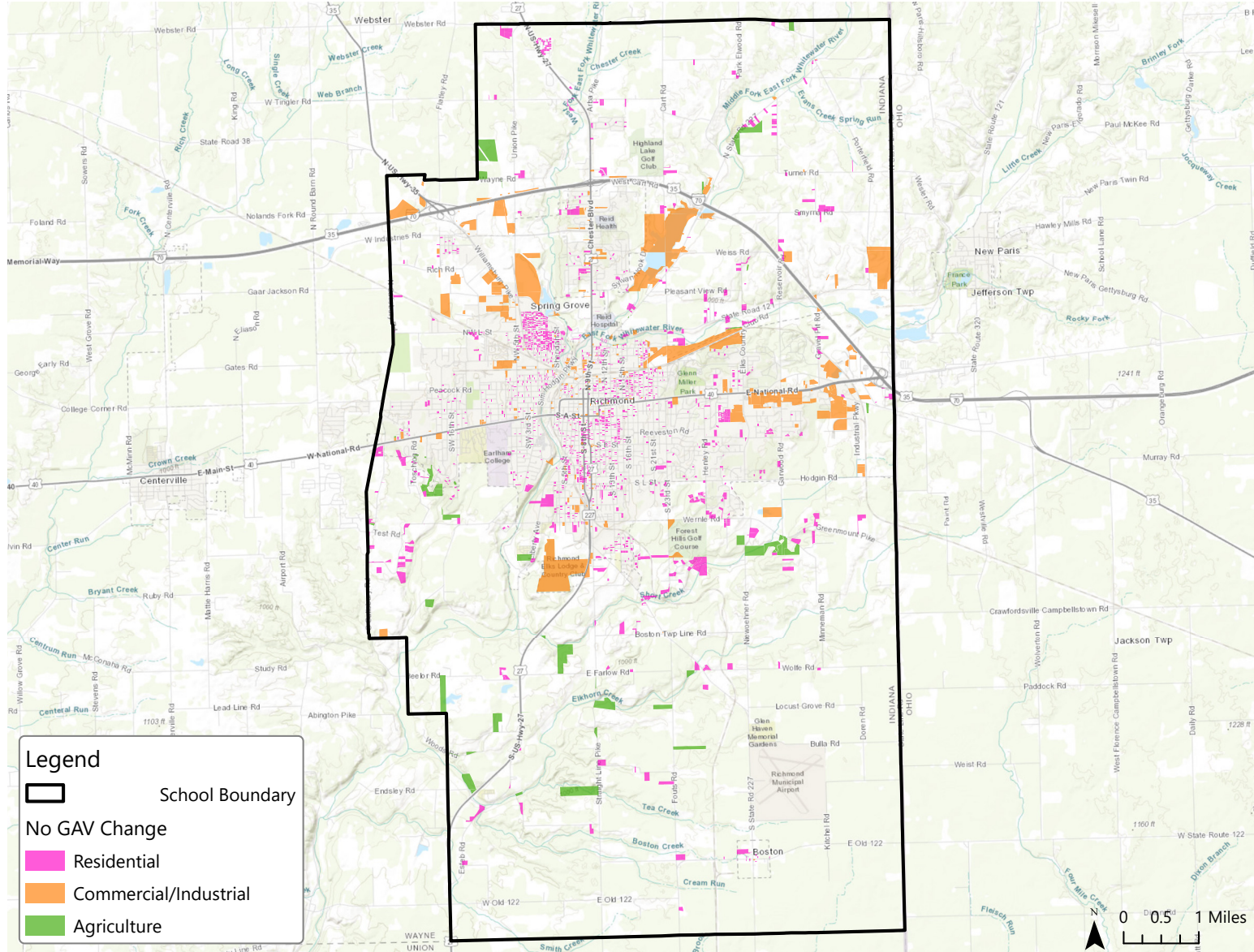
Assessed Value History

Schools GAV Change
Pay 2023 to Pay 2024



Assessed Value History

Schools - No GAV Change
Pay 2023 to Pay 2024



Peer Comparison

Net Assessed Value per Student for Schools with Similar ADM (2023)

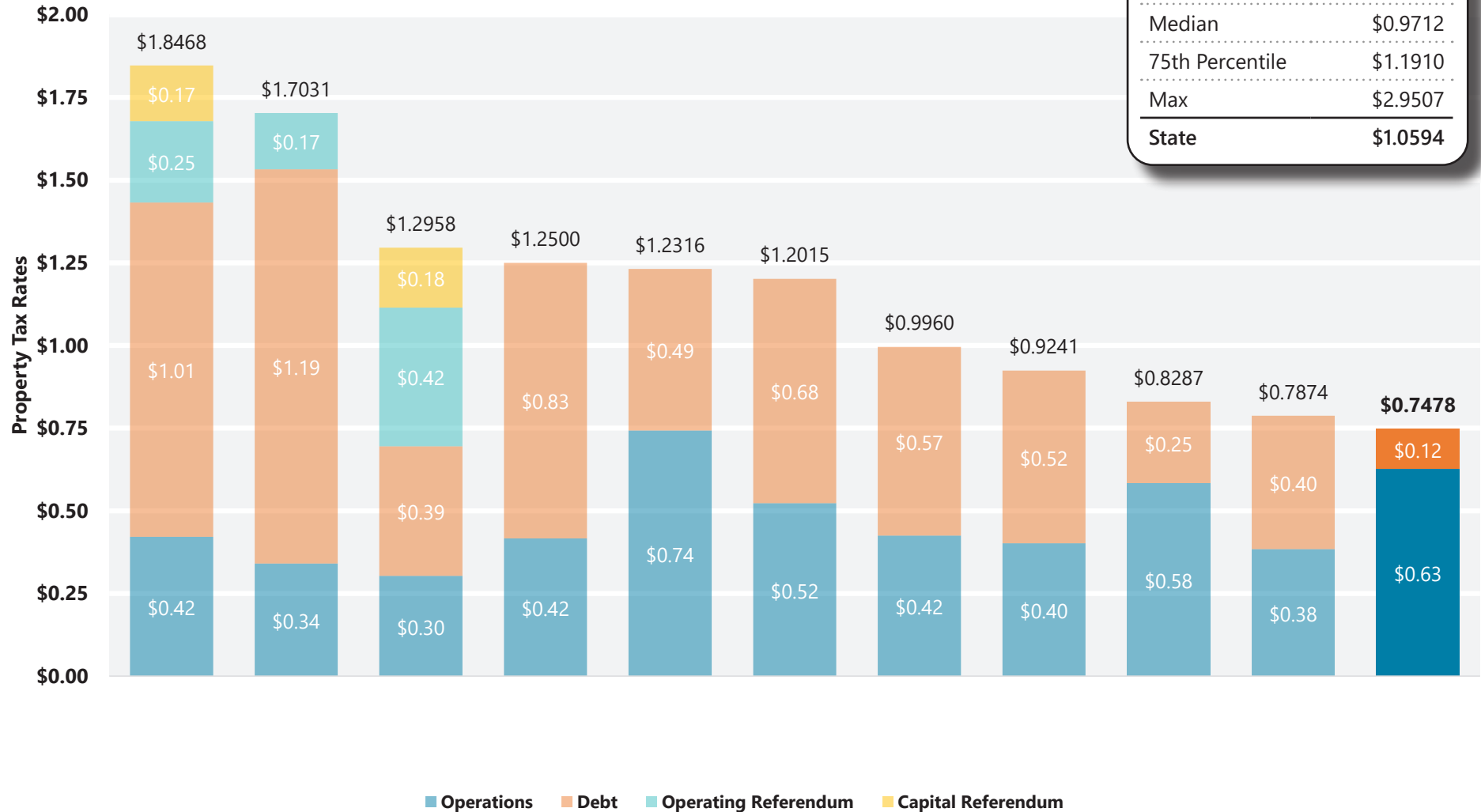
Dollars in Thousands



| NAV/ADM | |
|-----------------|-------------|
| Min | \$26,827 |
| 25th Percentile | \$308,773 |
| Median | \$395,447 |
| 75th Percentile | \$501,986 |
| Max | \$1,551,483 |
| State | \$420,436 |

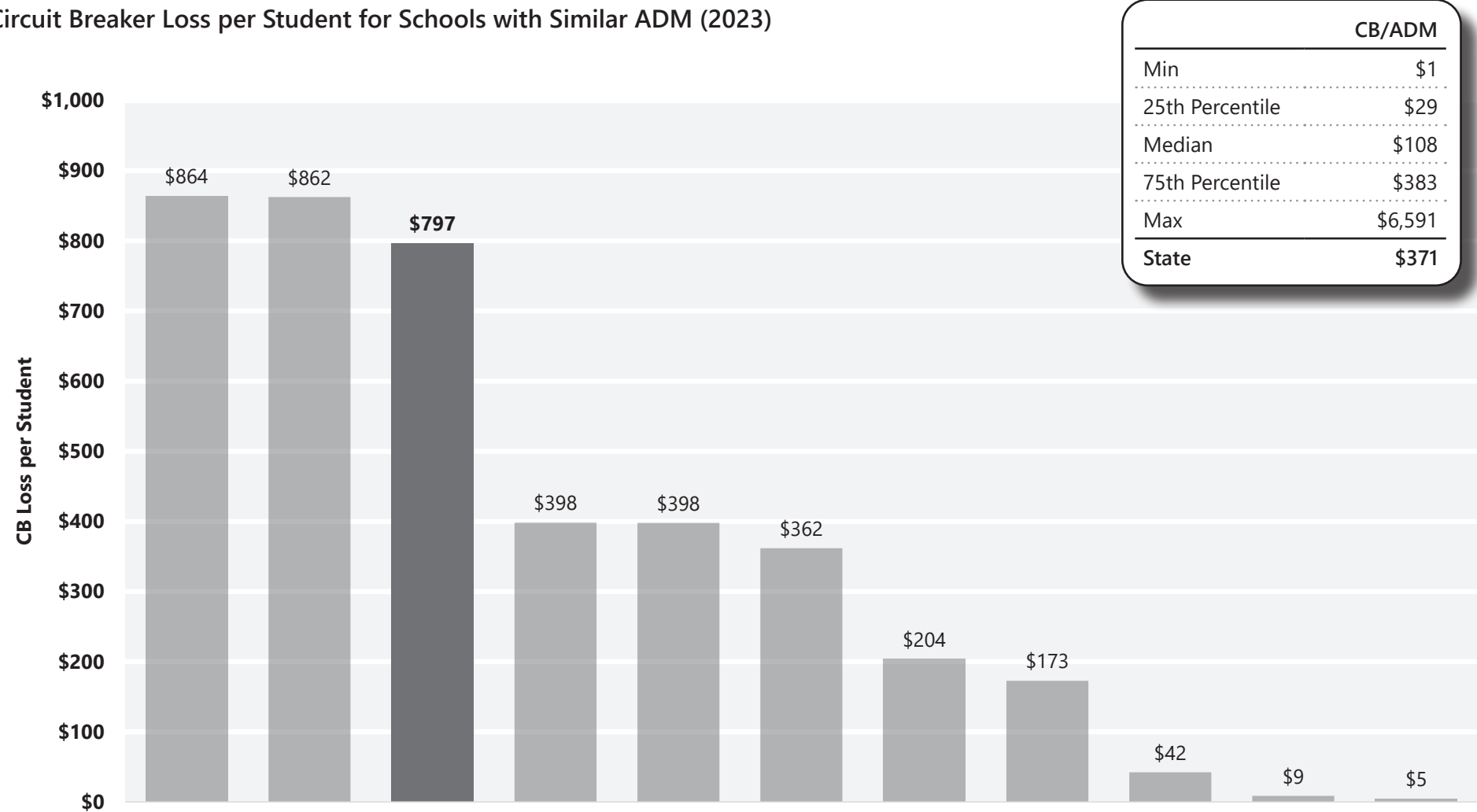
Peer Comparison

Property Tax Rates for Schools with Similar ADM (2023)



Peer Comparison

Circuit Breaker Loss per Student for Schools with Similar ADM (2023)



Peer Comparison

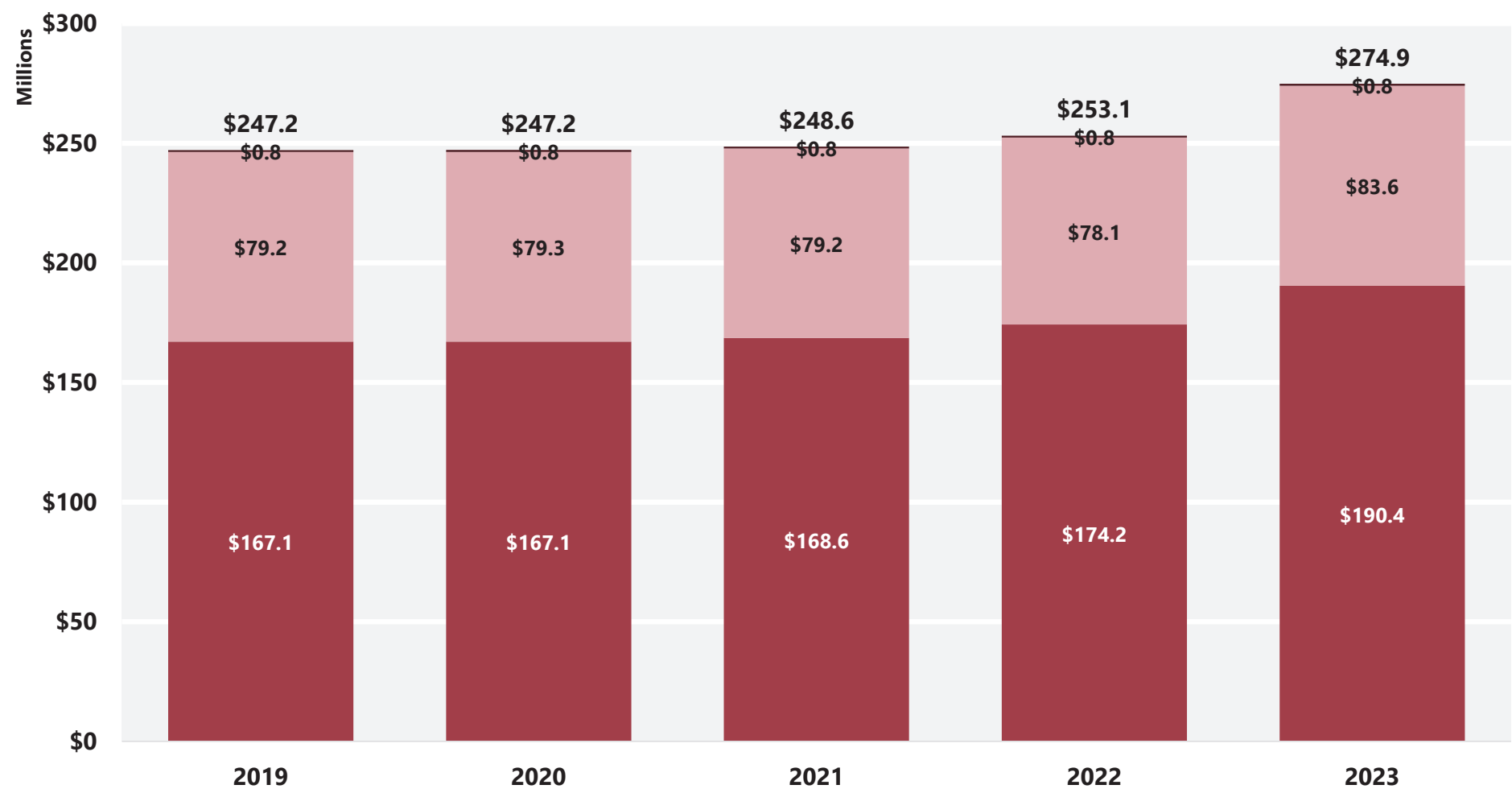
Operating Revenue per Student for Schools with Similar ADM (2023)
Dollars in Thousands



| Rev/ADM | |
|-----------------|----------|
| Min | \$7,796 |
| 25th Percentile | \$9,053 |
| Median | \$9,593 |
| 75th Percentile | \$10,112 |
| Max | \$13,344 |
| State | \$9,498 |

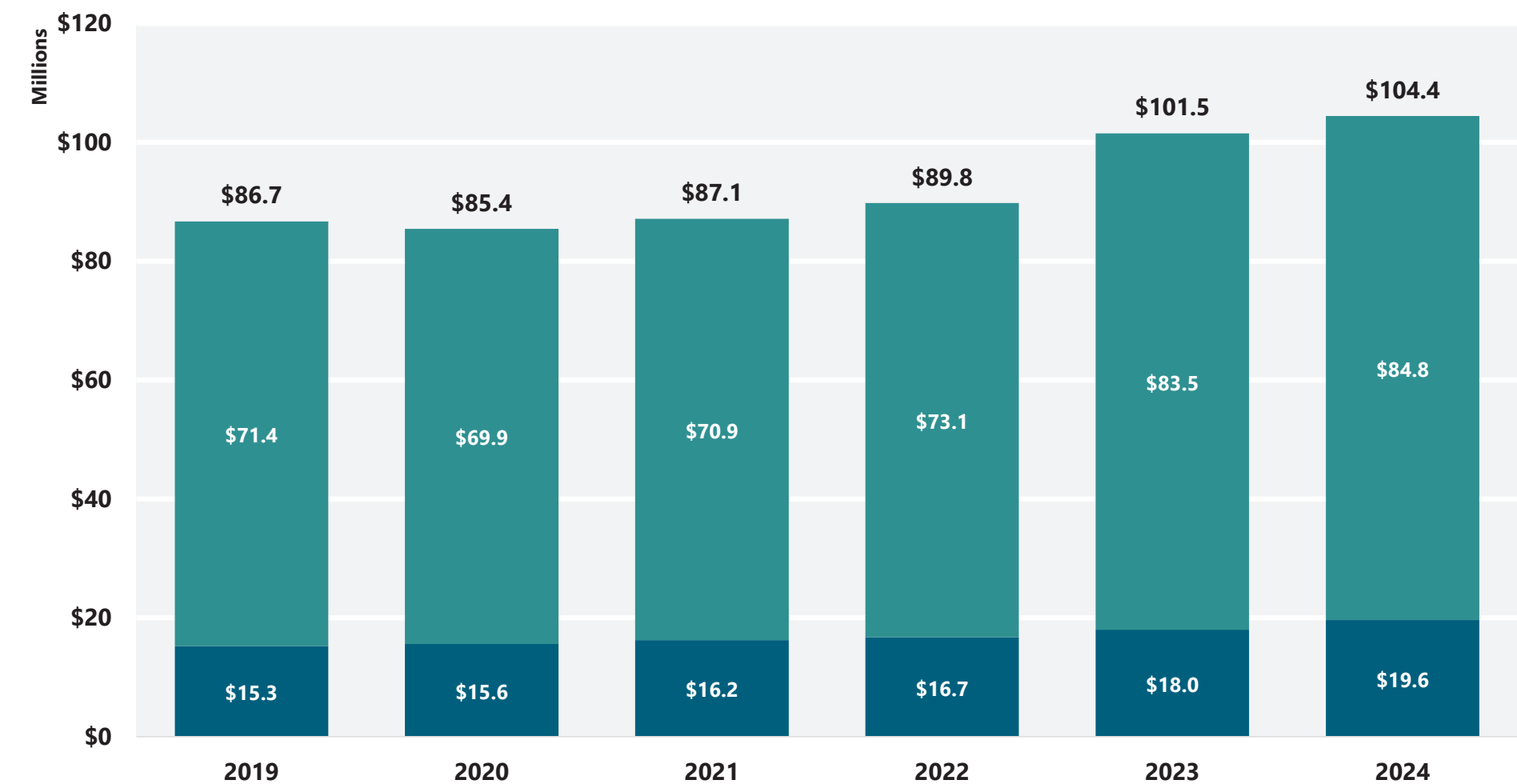
Assessed Value History

Gross Assessed Value History - Tax Exempt Property
Dollars in Millions



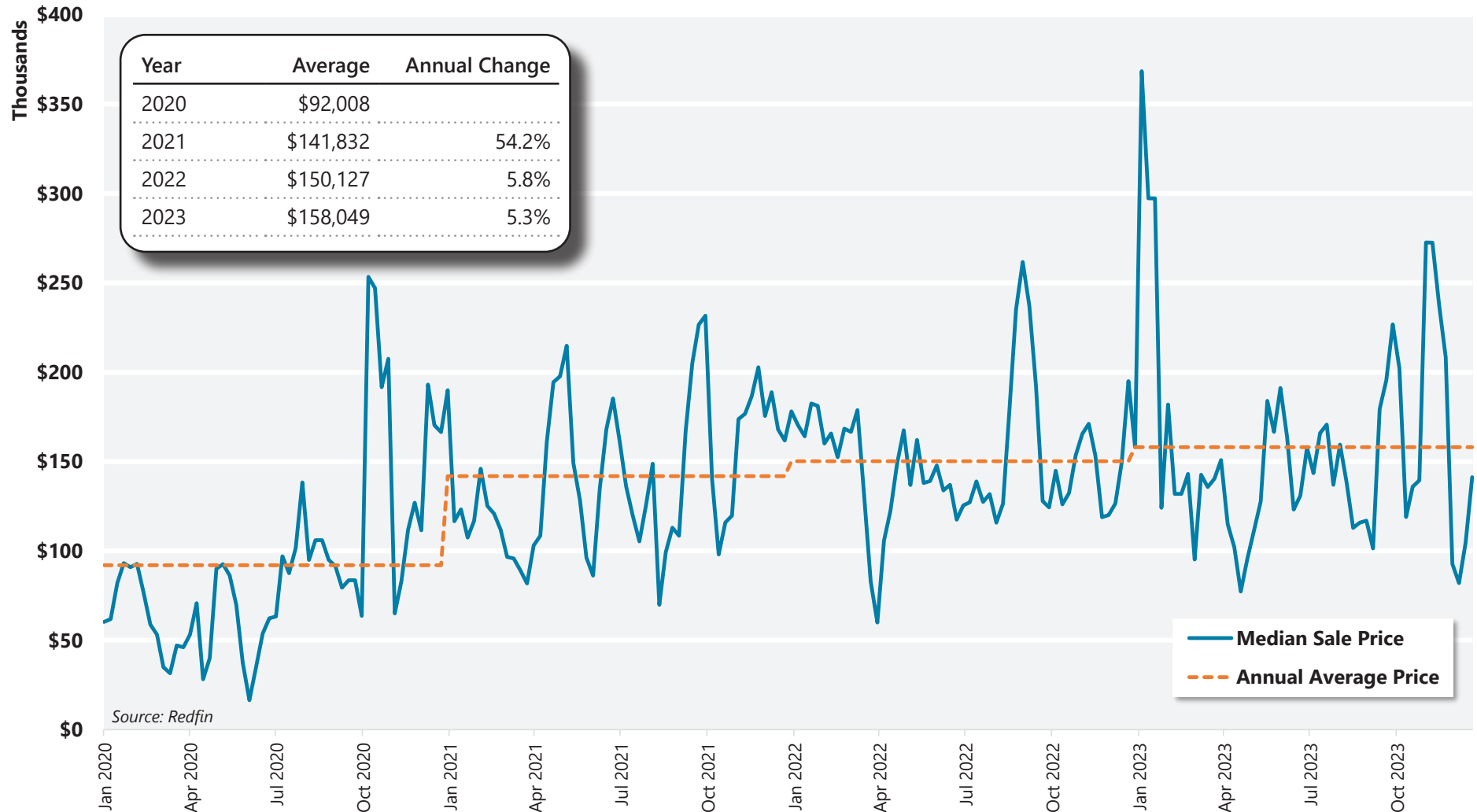
Assessed Value History

TIF Increment AV History
Dollars in Millions



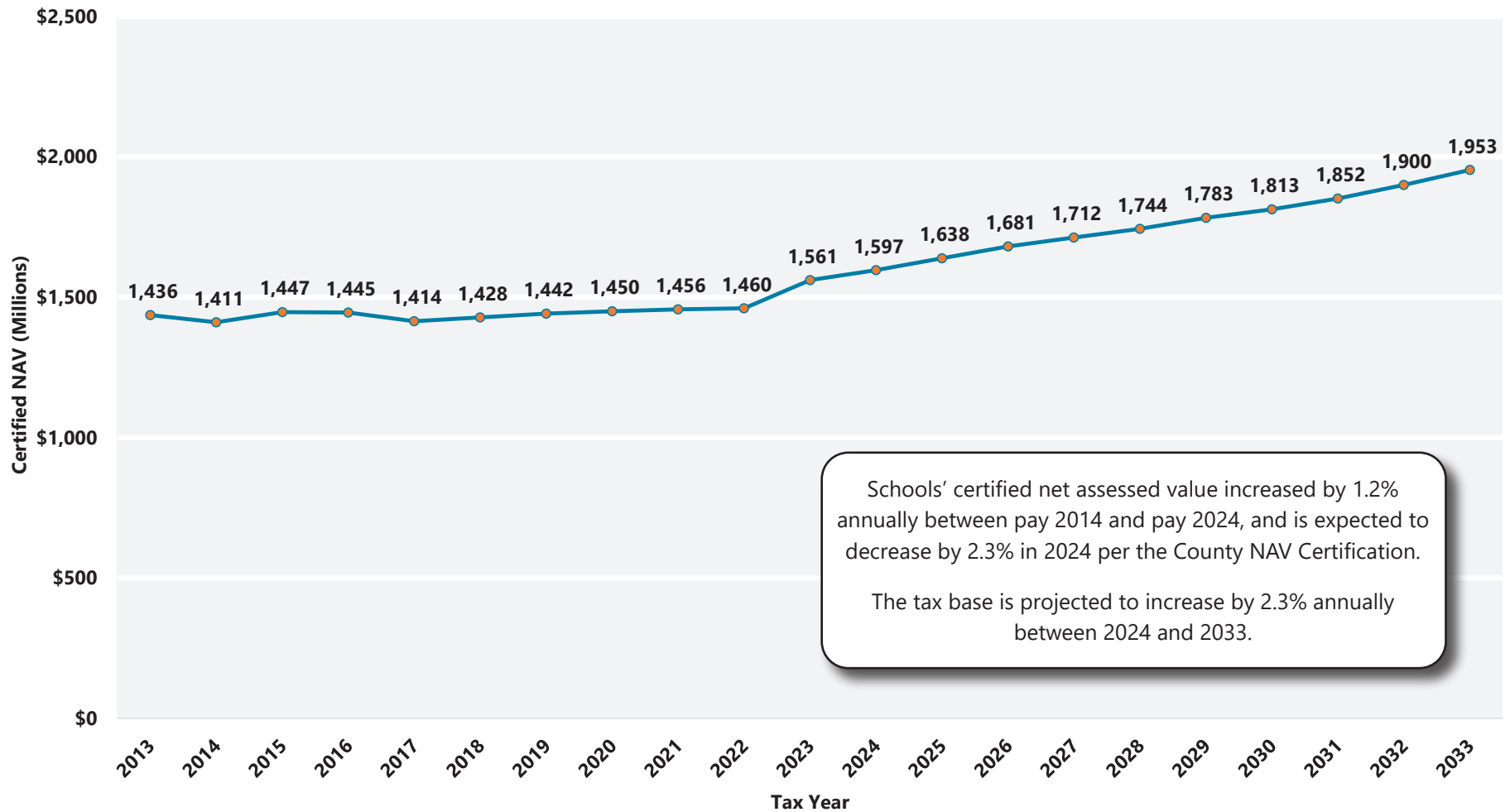
Property Tax Projection

County Median Sale Price



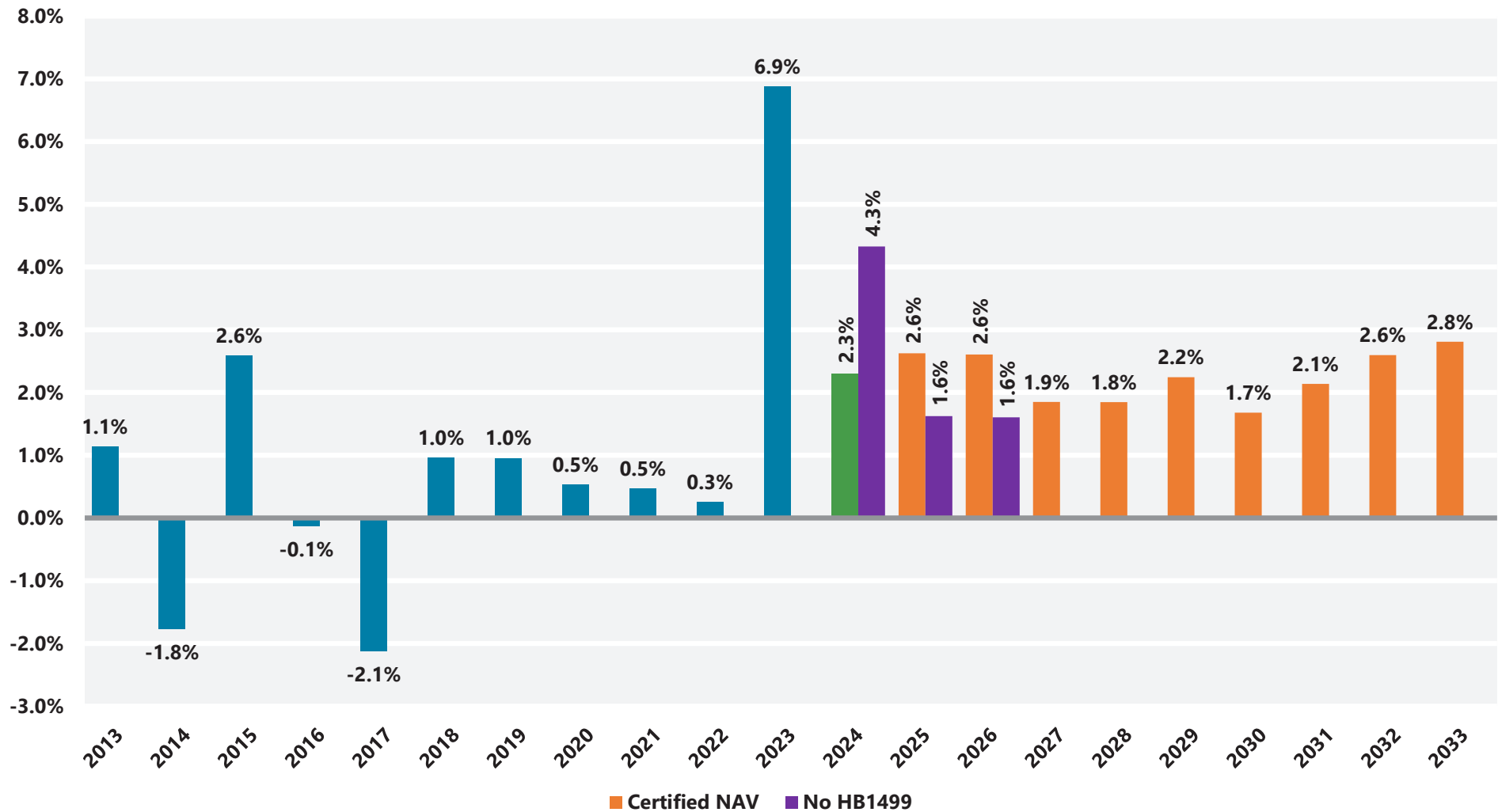
Property Tax Projection

Schools NAV Projection



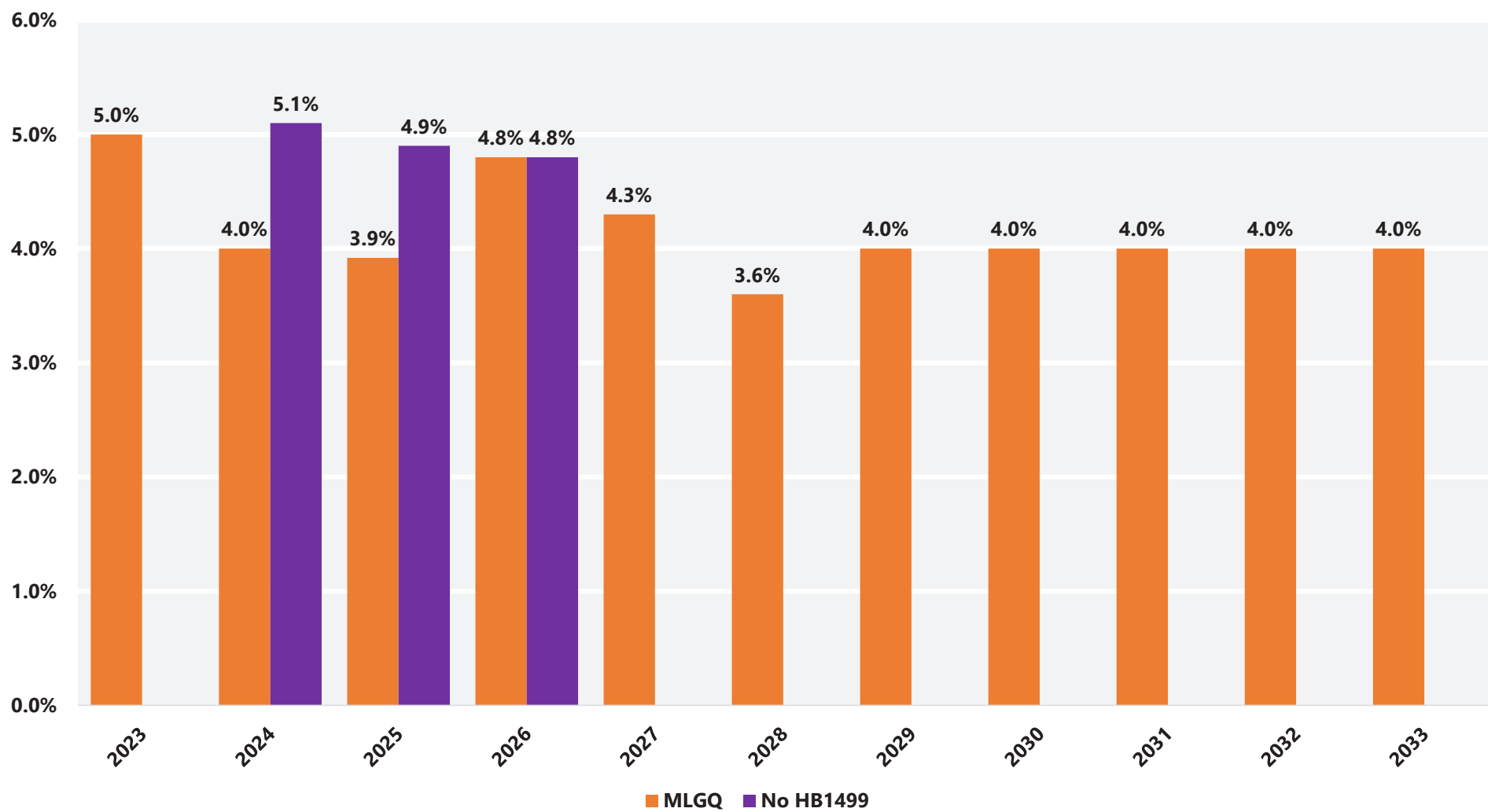
Property Tax Projection

Schools NAV Projection Annual Change



Property Tax Projection

Schools MLGQ Projection



Property Tax Projection

Property Tax Scenarios

1. Fixed Debt Service Levy Scenario

Tax base growth assumptions based on historical trends and market outlook for the region. Operations levy increase by the assessed value growth quotient (per HEA 1009-2017) after 2024. The Schools' debt service levy is held constant after 2024.

2. Fixed Debt Service Rate Scenario

Uses Fixed Debt Service Levy Scenario assessed value assumptions. Assumes the Schools' debt service rate is held constant after 2024.

3. \$15 Million Debt Issuance Scenario

Uses Fixed Debt Service Levy Scenario assessed value assumptions. Assumes Schools issue \$15M in debt.

4. \$20 Million Debt Issuance Scenario

Uses Fixed Debt Service Levy Scenario assessed value assumptions. Assumes Schools issue \$20M in debt.

5. \$30 Million Debt Issuance Scenario

Uses Fixed Debt Service Levy Scenario assessed value assumptions. Assumes Schools issue \$30M in debt.

Property Tax Projection

Annual Impact of a \$0.06 Increase on Homestead Taxpayers

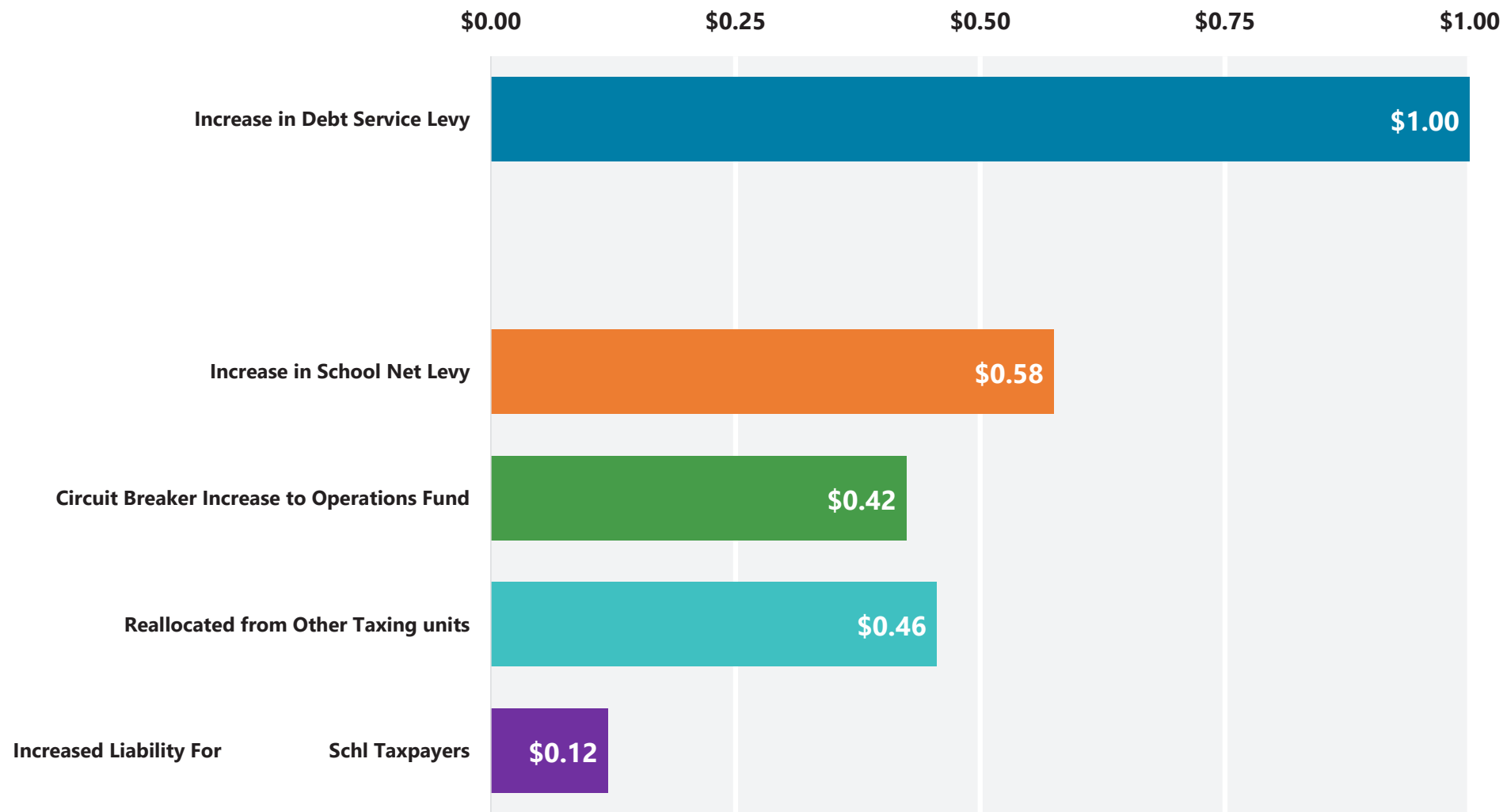
Pay 2023

| | District 2 (002) | District 1 (001) | District 3 (003) | District 5 (005) | District 6 (006) | District 7 (007) |
|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Parcel Count | 7,696 | 266 | 43 | 918 | 459 | 97 |
| GAV Cap | \$80,276 | \$325,884 | \$320,973 | \$156,594 | \$109,969 | \$96,039 |
| Assessed Value | | | | | | |
| \$50K | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| \$75K | \$9.90 | \$9.90 | \$9.90 | \$9.90 | \$9.90 | \$9.90 |
| \$100K | \$0.00 | \$19.65 | \$19.65 | \$19.65 | \$19.65 | \$0.00 |
| \$150K | \$0.00 | \$39.15 | \$39.15 | \$1.08 | \$0.00 | \$0.00 |
| \$200K | \$0.00 | \$58.65 | \$58.65 | \$0.00 | \$0.00 | \$0.00 |

**69.4% of Homestead Parcels are currently at the Cap*

Property Tax Projection

Marginal Impact of a \$1 Levy Change
Increasing Debt Service Rate



Property Tax Projection

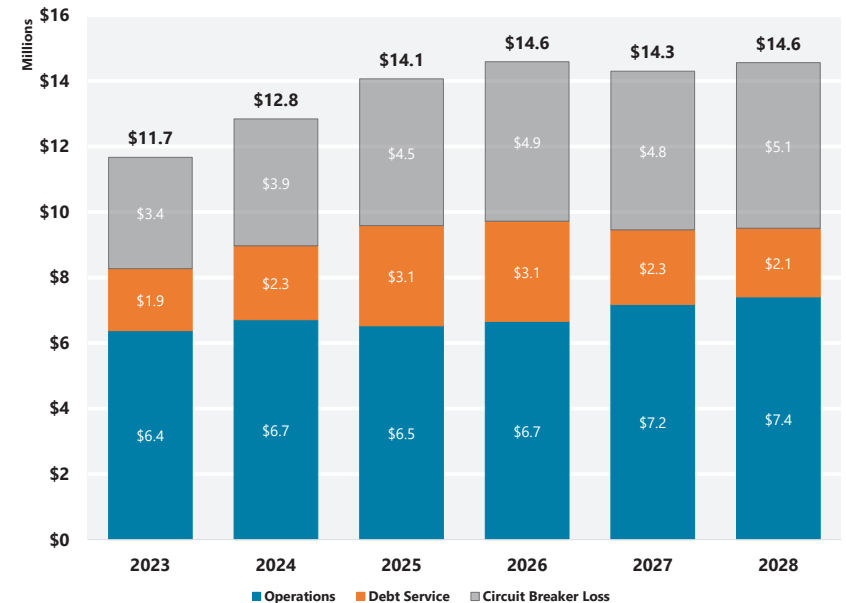
\$15M Debt Issuance Scenario

Dollars in Thousands

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| CERTIFIED LEVY | | | | | | |
| Debt Service | 1,892,995 | 2,254,351 | 3,059,046 | 3,055,233 | 2,271,190 | 2,096,513 |
| Operations | 9,777,092 | 10,588,426 | 11,003,492 | 11,531,660 | 12,027,521 | 12,460,512 |
| Unit Total | 11,670,087 | 12,842,777 | 14,062,538 | 14,586,893 | 14,298,711 | 14,557,025 |
| CIRCUIT BREAKER LOSS | | | | | | |
| Debt Service | 4,719 | | | | | |
| Operations | 3,397,369 | 3,875,751 | 4,479,220 | 4,871,747 | 4,849,243 | 5,053,608 |
| Unit Total | 3,402,088 | 3,875,751 | 4,479,220 | 4,871,747 | 4,849,243 | 5,053,608 |
| NET LEVY | | | | | | |
| Debt Service | 1,888,276 | 2,254,351 | 3,059,046 | 3,055,233 | 2,271,190 | 2,096,513 |
| Operations | 6,379,723 | 6,712,675 | 6,524,272 | 6,659,913 | 7,178,278 | 7,406,904 |
| Unit Total | 8,267,999 | 8,967,026 | 9,583,318 | 9,715,146 | 9,449,468 | 9,503,417 |
| CIRCUIT BREAKER LOSS (PCT) | | | | | | |
| Total | 29.2% | 30.2% | 31.9% | 33.4% | 33.9% | 34.7% |
| Operations Fund | 34.7% | 36.6% | 40.7% | 42.2% | 40.3% | 40.6% |
| PROPERTY TAX RATES | | | | | | |
| Debt Service | 0.1213 | 0.1412 | 0.1867 | 0.1817 | 0.1326 | 0.1202 |
| Operations | 0.6265 | 0.6632 | 0.6716 | 0.6859 | 0.7024 | 0.7145 |
| Unit Total | 0.7478 | 0.8044 | 0.8583 | 0.8676 | 0.8350 | 0.8347 |

Net Revenue Projection

Dollars in Millions



Property Tax Projection

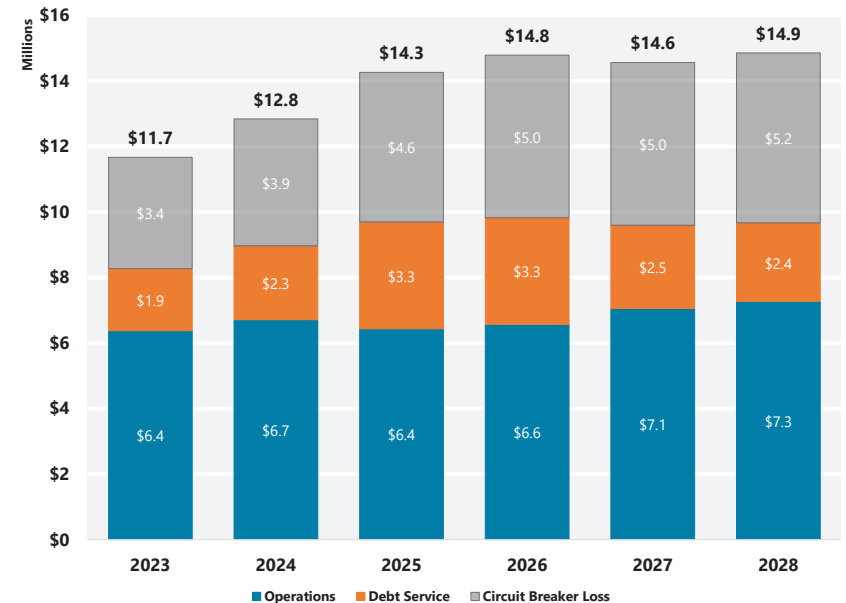
\$20M Debt Issuance Scenario

Dollars in Thousands

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|-----------------------------------|------------|------------|------------|------------|------------|------------|
| CERTIFIED LEVY | | | | | | |
| Debt Service | 1,892,995 | 2,254,351 | 3,257,903 | 3,255,104 | 2,536,909 | 2,395,099 |
| Operations | 9,777,092 | 10,588,426 | 11,003,492 | 11,531,660 | 12,027,521 | 12,460,512 |
| Unit Total | 11,670,087 | 12,842,777 | 14,261,395 | 14,786,764 | 14,564,430 | 14,855,611 |
| CIRCUIT BREAKER LOSS | | | | | | |
| Debt Service | 4,719 | | | | | |
| Operations | 3,397,369 | 3,875,751 | 4,566,761 | 4,963,061 | 4,970,902 | 5,191,143 |
| Unit Total | 3,402,088 | 3,875,751 | 4,566,761 | 4,963,061 | 4,970,902 | 5,191,143 |
| NET LEVY | | | | | | |
| Debt Service | 1,888,276 | 2,254,351 | 3,257,903 | 3,255,104 | 2,536,909 | 2,395,099 |
| Operations | 6,379,723 | 6,712,675 | 6,436,731 | 6,568,599 | 7,056,619 | 7,269,369 |
| Unit Total | 8,267,999 | 8,967,026 | 9,694,634 | 9,823,703 | 9,593,528 | 9,664,468 |
| CIRCUIT BREAKER LOSS (PCT) | | | | | | |
| Total | 29.2% | 30.2% | 32.0% | 33.6% | 34.1% | 34.9% |
| Operations Fund | 34.7% | 36.6% | 41.5% | 43.0% | 41.3% | 41.7% |
| PROPERTY TAX RATES | | | | | | |
| Debt Service | 0.1213 | 0.1412 | 0.1988 | 0.1936 | 0.1482 | 0.1373 |
| Operations | 0.6265 | 0.6632 | 0.6716 | 0.6859 | 0.7024 | 0.7145 |
| Unit Total | 0.7478 | 0.8044 | 0.8704 | 0.8795 | 0.8506 | 0.8518 |

Net Revenue Projection

Dollars in Millions



Property Tax Projection

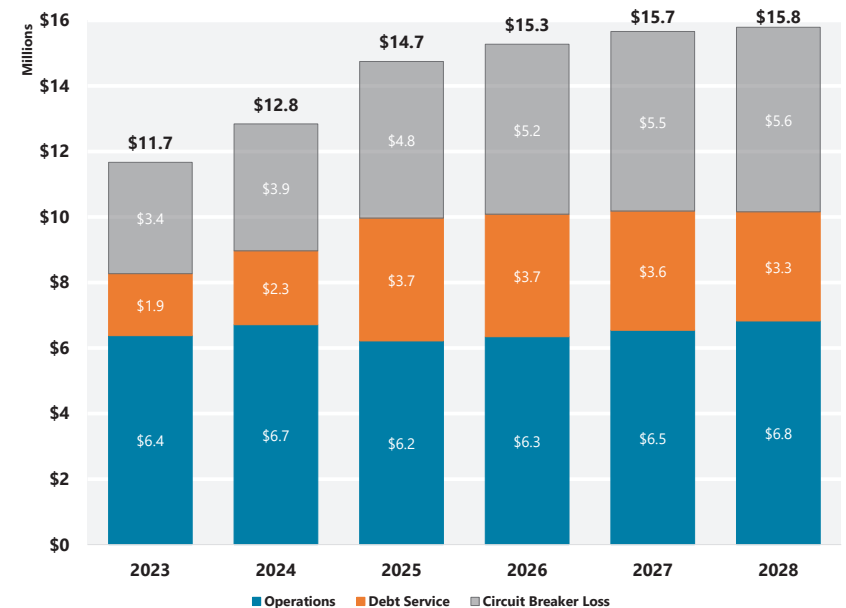
\$30M Debt Issuance Scenario

Dollars in Thousands

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| CERTIFIED LEVY | | | | | | |
| Debt Service | 1,892,995 | 2,254,351 | 3,744,698 | 3,740,069 | 3,633,190 | 3,327,801 |
| Operations | 9,777,092 | 10,588,426 | 11,003,492 | 11,531,660 | 12,027,521 | 12,460,512 |
| Unit Total | 11,670,087 | 12,842,777 | 14,748,190 | 15,271,729 | 15,660,711 | 15,788,313 |
| CIRCUIT BREAKER LOSS | | | | | | |
| Debt Service | 4,719 | | | | | |
| Operations | 3,397,369 | 3,875,751 | 4,785,547 | 5,187,974 | 5,483,470 | 5,633,107 |
| Unit Total | 3,402,088 | 3,875,751 | 4,785,547 | 5,187,974 | 5,483,470 | 5,633,107 |
| NET LEVY | | | | | | |
| Debt Service | 1,888,276 | 2,254,351 | 3,744,698 | 3,740,069 | 3,633,190 | 3,327,801 |
| Operations | 6,379,723 | 6,712,675 | 6,217,945 | 6,343,686 | 6,544,051 | 6,827,405 |
| Unit Total | 8,267,999 | 8,967,026 | 9,962,643 | 10,083,755 | 10,177,241 | 10,155,206 |
| CIRCUIT BREAKER LOSS (PCT) | | | | | | |
| Total | 29.2% | 30.2% | 32.4% | 34.0% | 35.0% | 35.7% |
| Operations Fund | 34.7% | 36.6% | 43.5% | 45.0% | 45.6% | 45.2% |
| PROPERTY TAX RATES | | | | | | |
| Debt Service | 0.1213 | 0.1412 | 0.2286 | 0.2225 | 0.2122 | 0.1908 |
| Operations | 0.6265 | 0.6632 | 0.6716 | 0.6859 | 0.7024 | 0.7145 |
| Unit Total | 0.7478 | 0.8044 | 0.9002 | 0.9084 | 0.9146 | 0.9053 |

Net Revenue Projection

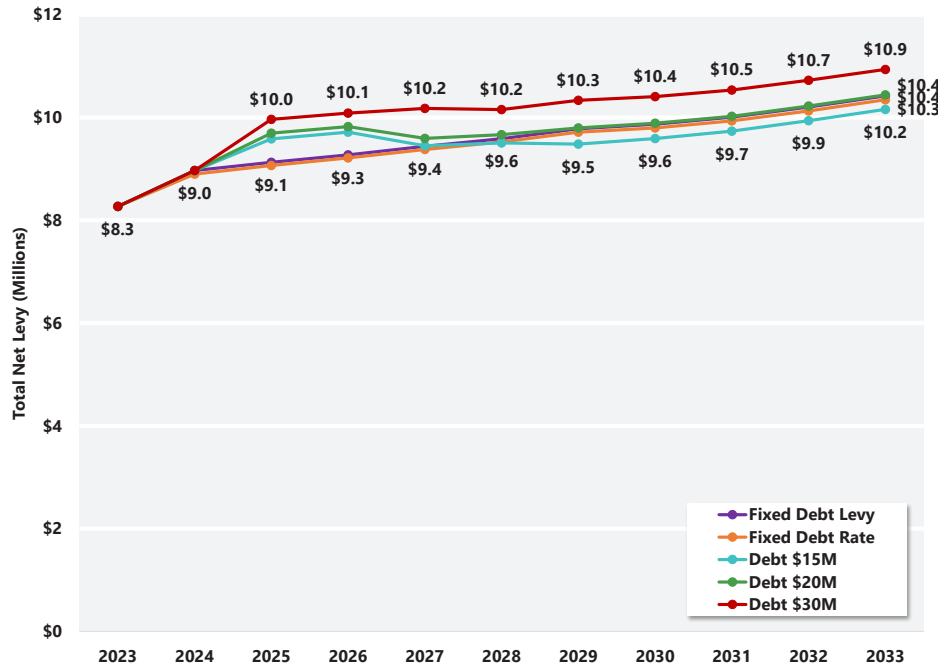
Dollars in Millions



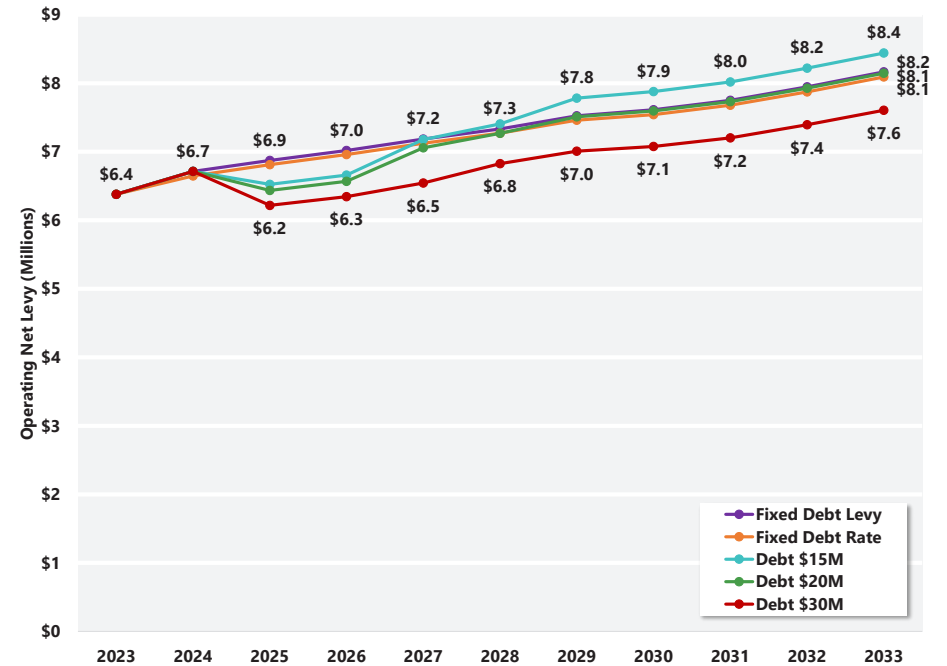
Property Tax Projection

Schools Revenue Projections *Dollars in Millions*

Total Net Levy



Operations Fund Net Levy



Contact

Policy Analytics, LLC

115 W. Washington St., Ste 425

Indianapolis, IN 46204

317-910-5407

bgardner@policyanalyticsllc.com