



South Gibson School Corporation

Property Tax Forecast – Summer 2026

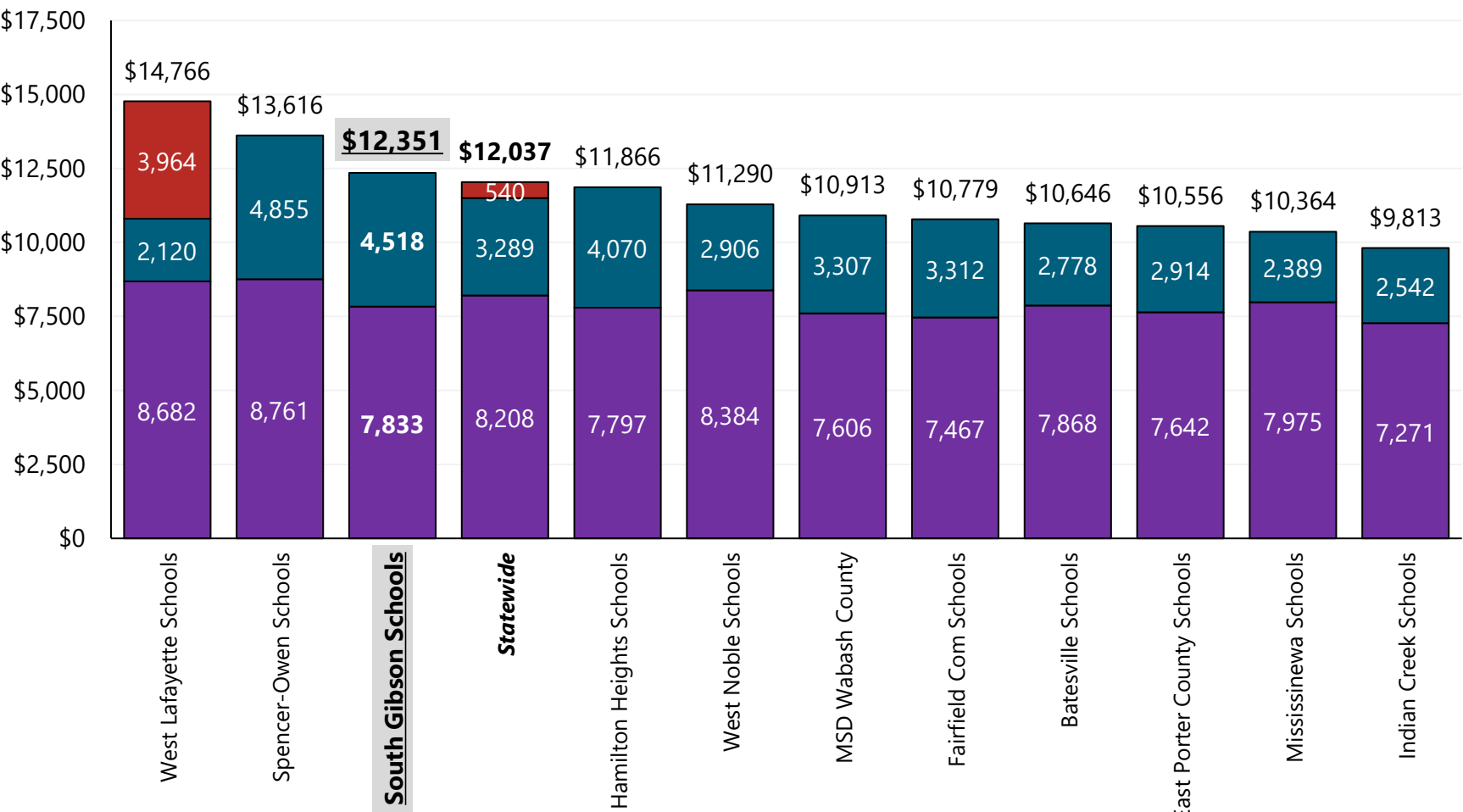


Revenue and Expenditure History

Peer Comparisons and 2021-2025 District Data

2025 Expenditures per Non-Virtual Student: Schools with Similar ADM

Education, Operations, Operating Referendum Funds

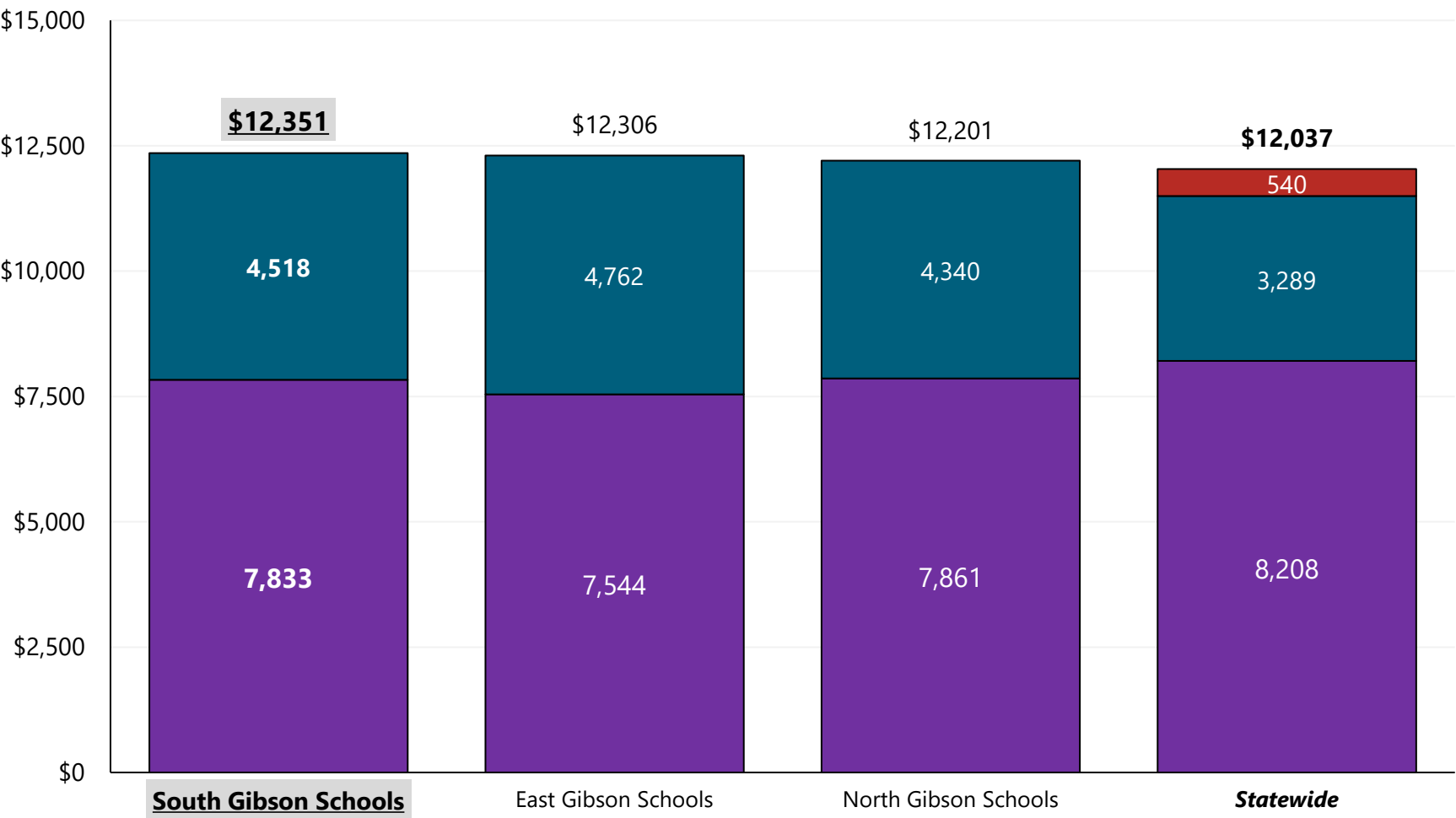


Total Exp per Student	
Minimum	\$9,022
25 th Percentile	\$10,979
Median	\$11,719
75 th Percentile	\$12,609
Maximum	\$26,877

Education Operations Referendum

2025 Expenditures per Non-Virtual Student: Schools within County

Education, Operations, Operating Referendum Funds

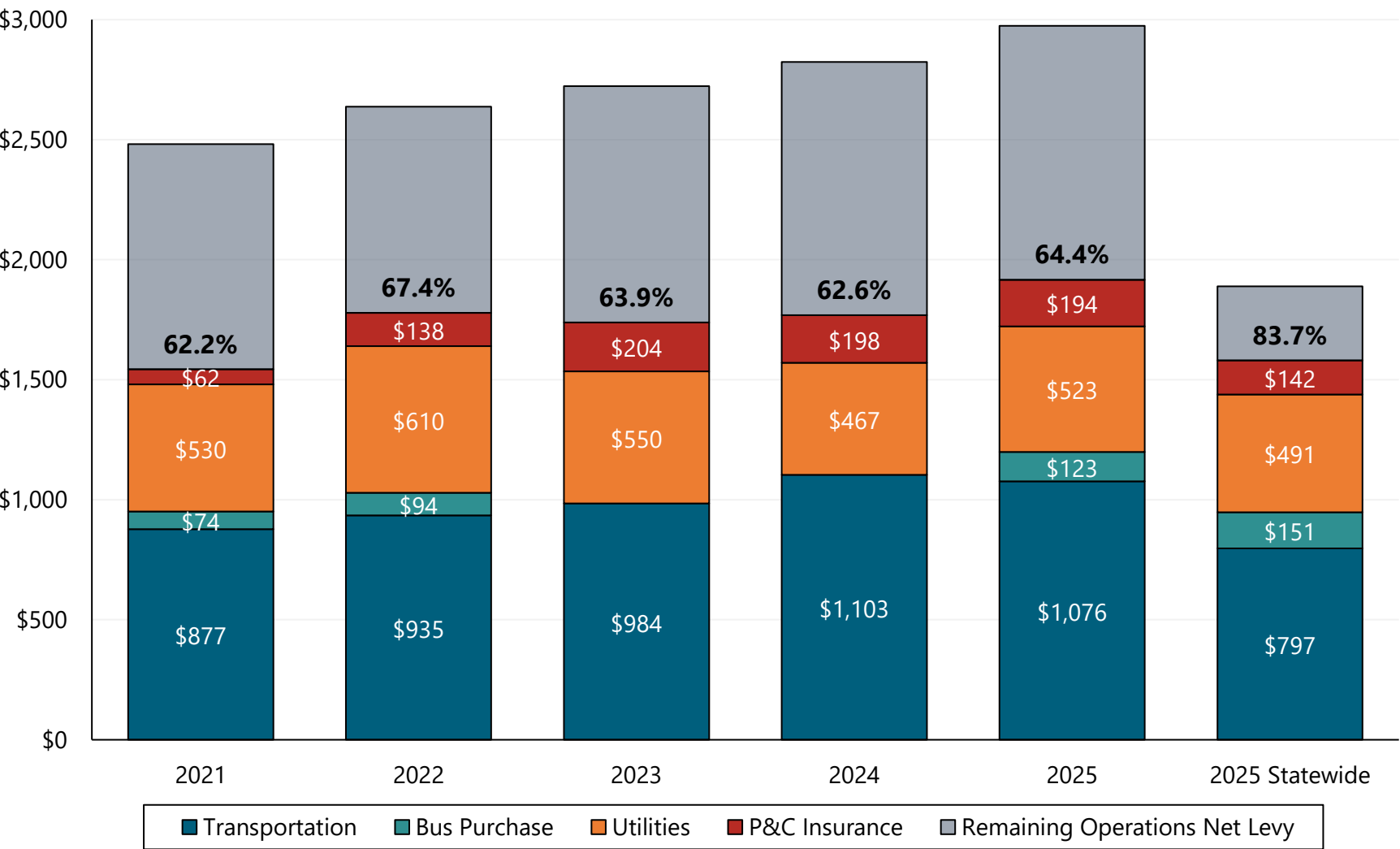


Total Exp per Student	
Minimum	\$9,022
25 th Percentile	\$10,979
Median	\$11,719
75 th Percentile	\$12,609
Maximum	\$26,877

Education Operations Referendum

Fixed Costs versus Operations Net Levy per Student

Operations & Operating Referendum Funds



+5.3%
2021 – 2025 CAGR
Transportation Expenditures

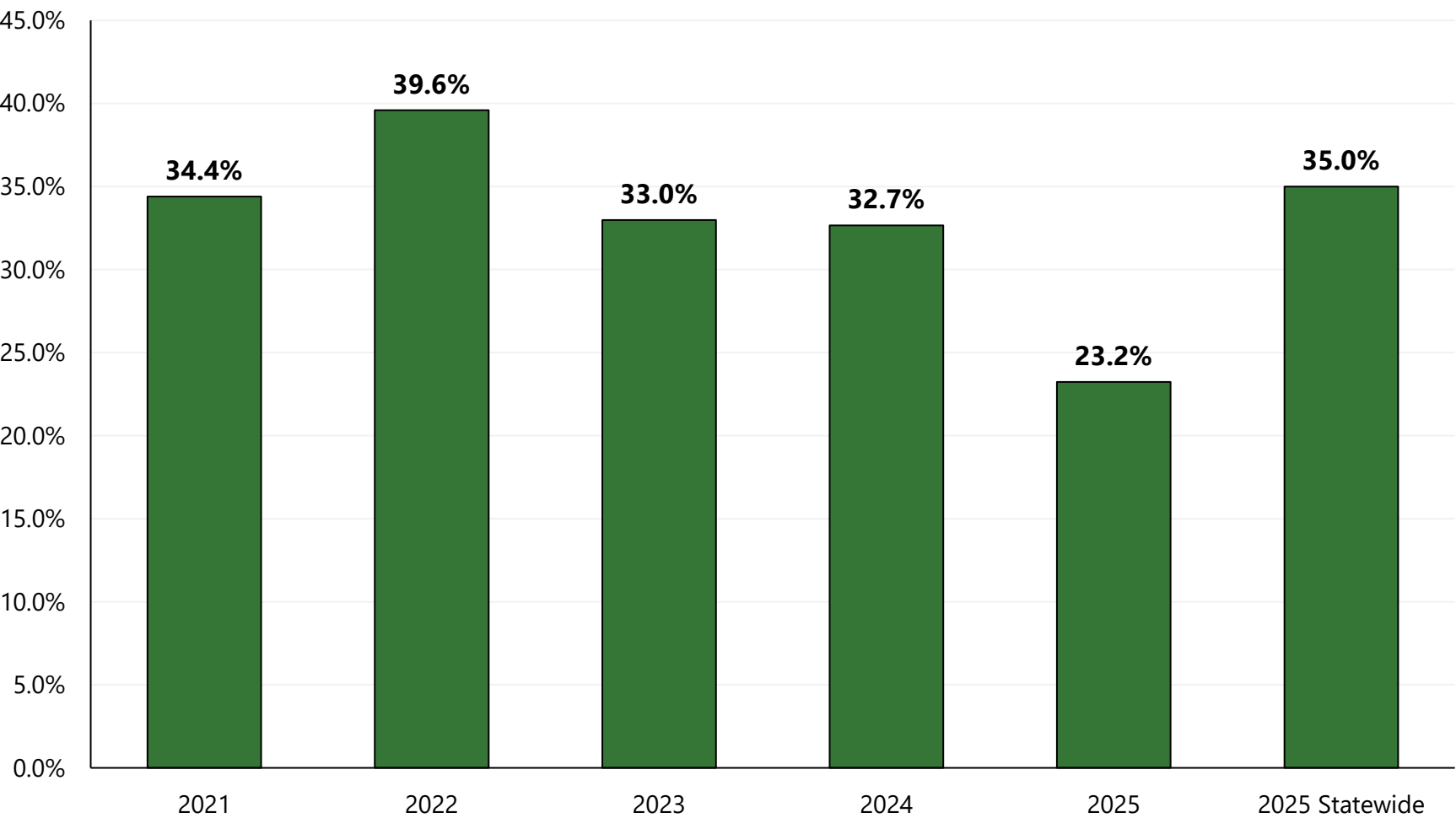
-0.3%
2021 – 2025 CAGR
Utilities Expenditures

+7.5%
2021 – 2025 CAGR
P&C Insurance Expenditures

*CAGR: Compound Annual Growth Rate

Ending Cash Balance as Percent of Expenditures

Education, Operations, Operating Referendum, & Rainy Day Funds



+8.0%
2021 – 2025 CAGR
Education Fund Expenditures

+6.8%
2021 – 2025 CAGR
Operations Fund Expenditures

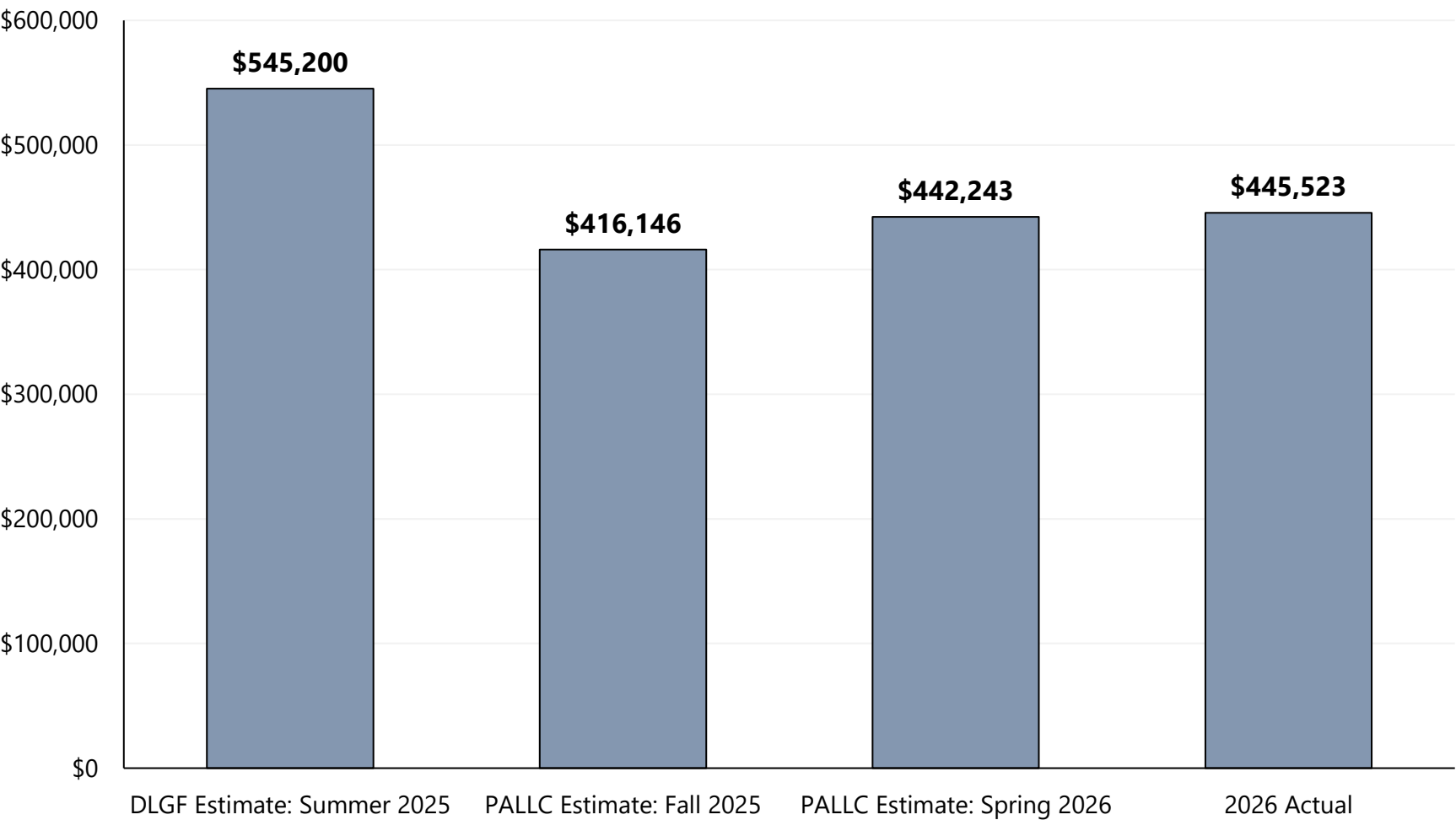
+7.5%
2021 – 2025 CAGR
Combined Fund Expenditures

*CAGR: Compound Annual Growth Rate

2026 Legislative Updates

Unfunded Credits and Rate & Levy Implications

2026 Unfunded Credits Comparison



DLGF Estimate - Summer 2025

- Based on best available data (previous year's tax bill data)
- Modest AV assumptions

PALLC Estimate - Fall 2025

- Based on certified AVs
- Assumed actions for overlapping units

PALLC Estimate - Spring 2026

- Certified AVs and tax rates for all overlapping units
- Neutralized TIF policy reform incorporated

Revenue Comparison

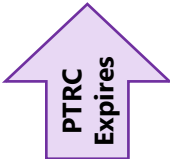
Fixed Debt Levy; Dollars in Thousands

Increase in certified levy may increase circuit breaker loss and tax rate

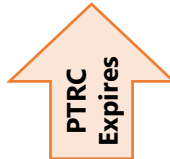
Budget Order	2026	2027	2028	2029	2030
Certified Levy					
Debt Service	3,947.5	3,947.5	3,947.5	3,947.5	3,947.5
Operations	6,425.8	6,682.9	6,950.2	7,228.2	7,517.3
Unit Total	\$10,373.3	\$10,630.4	\$10,897.7	\$11,175.7	\$11,464.8
Unfunded Credits					
Debt Service	139.4	140.8	133.3	129.8	123.7
Operations	302.9	361.2	344.0	345.1	330.8
Unit Total	\$442.2	\$502.0	\$477.3	\$474.8	\$454.5
Net Levy					
Debt Service	3,808.1	3,806.7	3,814.2	3,817.7	3,823.8
Operations	6,123.0	6,321.7	6,606.2	6,883.1	7,186.5
Unit Total	\$9,931.1	\$10,128.4	\$10,420.4	\$10,700.9	\$11,010.3
Tax Rates					
Debt Service	0.2961	0.3195	0.3243	0.3308	0.3355
Operations	0.4820	0.5409	0.5709	0.6057	0.6388
Unit Total	\$0.7781	\$0.8604	\$0.8952	\$0.9365	\$0.9743

Summer 2026	2026	2027	2028	2029	2030
Certified Levy					
Debt Service	3,947.5	3,947.5	3,947.5	3,947.5	3,947.5
Operations	6,425.8	6,811.4	7,186.0	7,509.4	7,839.8
Unit Total	\$10,373.3	\$10,758.9	\$11,133.5	\$11,456.9	\$11,787.3
Unfunded Credits					
Debt Service	139.4	24.2	21.1	19.9	18.1
Operations	302.9	509.5	525.1	507.6	489.9
Unit Total	\$442.2	\$533.8	\$546.3	\$527.5	\$507.9
Net Levy					
Debt Service	3,808.1	3,923.2	3,926.4	3,927.6	3,929.4
Operations	6,123.0	6,301.9	6,660.9	7,001.8	7,349.9
Unit Total	\$9,931.1	\$10,225.1	\$10,587.3	\$10,929.4	\$11,279.4
Tax Rates					
Debt Service	0.2961	0.3222	0.3327	0.3337	0.3385
Operations	0.4820	0.5559	0.6056	0.6349	0.6724
Unit Total	\$0.7781	\$0.8781	\$0.9383	\$0.9686	\$1.0109

MLGQ at 4% in 2027
Debt Unprotected



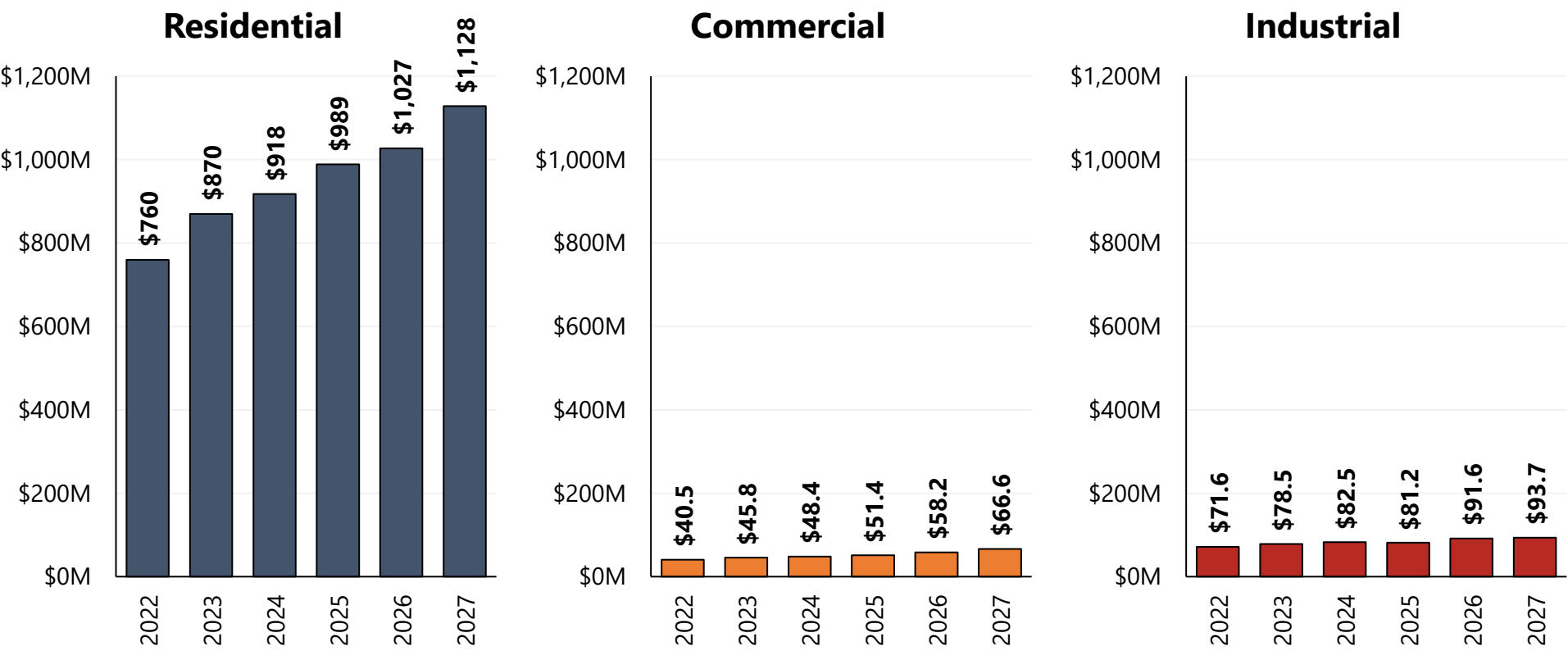
MLGQ at 6% in 2027
Debt Protected



Assessed Value Projections

Updated data from County Assessor Workbooks

Gross Assessed Value



+9.8%
1-Year Change
Residential: 2026-2027

+14.4%
1-Year Change
Commercial: 2026-2027

+2.3%
1-Year Change
Industrial: 2026-2027

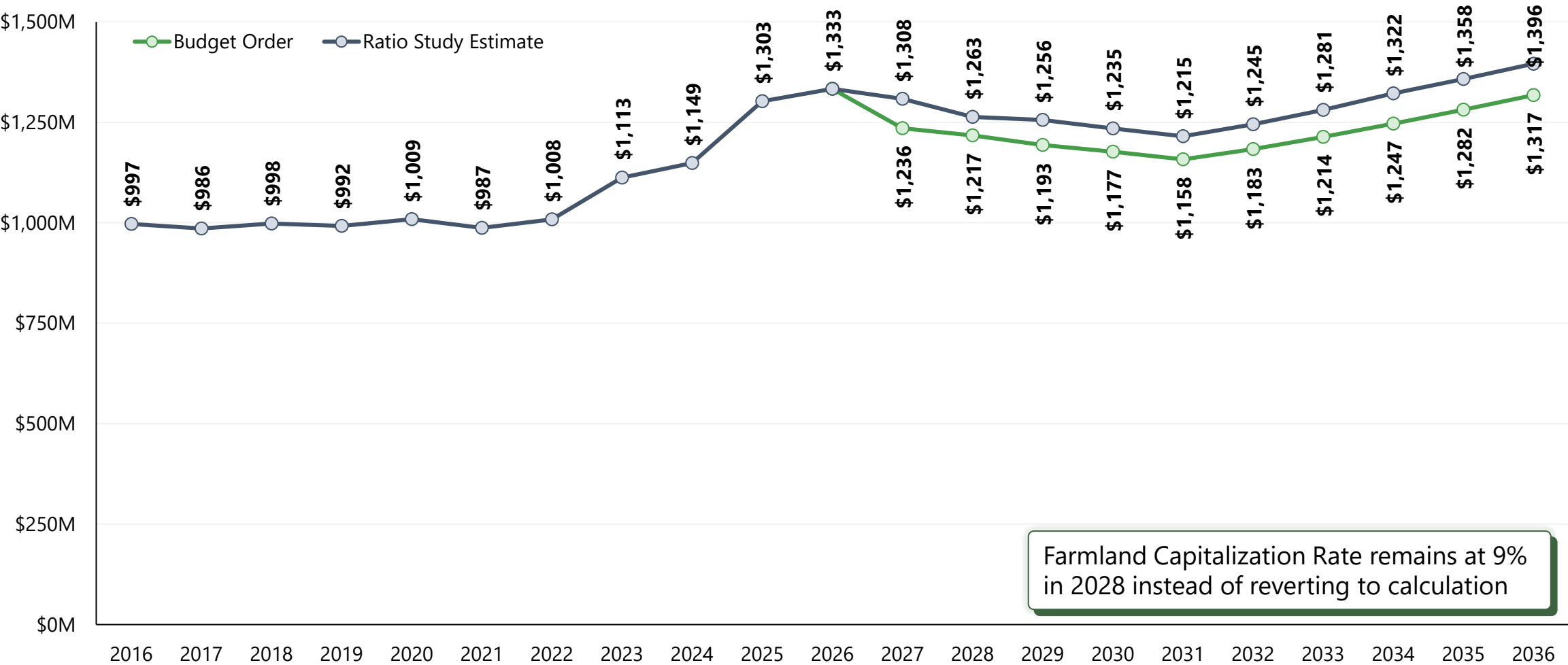
+3.1%
1-Year Change
Total GAV*: 2026-2027

Gross Assessed Value Drivers

- County assessors have submitted updated Gross Assessed Values (GAV) to the DLGF, as reflected in the Ratio Study used to determine 2027 Certified Net Assessed Values (CNAVs).
- DLGF has again revised its cost tables, increasing the assessed values of many commercial, industrial, and certain residential properties
- Gross assessed value in the residential sector continues to drive overall growth

**Business Personal Property AV is Projected for 2027*

Certified NAV Projection



Summary

Strategic Planning and District Considerations

Summary

Strategic planning: Continue long-term financial planning and maintain appropriate cash balances.

Increased Gross AV: Higher gross assessed values may result in smaller Net AV declines than previously anticipated.

Net AV Impact: SEA1 is still expected to reduce Net Assessed Value growth over the next five years.

Local Impact: Circuit breaker losses, referendum revenues, and the new homestead credit impact districts differently.

Higher MLGQ: The 6% MLGQ for 2027 will allow stronger levy growth, but may be partially offset by credit loss.

Local Income Tax: PTRC repeal impacts the district and taxpayers. Certified shares eliminate direct revenue.

Keep up-to-date: Stay current as data is released and prepare locally for the impacts of statewide policy changes.

District Considerations

Allow Tax Rates to Adjust When Appropriate

Strong AV growth may create opportunities for lower tax rates while maintaining needed revenues. Districts should evaluate how rate reductions fit within their long-term financial plans.

Approach Capital Planning Strategically

Higher assessed values may improve debt capacity and project affordability. Districts should continue to prioritize capital investments based on facility needs and long-term sustainability.

Communicate the Impact of AV Growth Clearly

While AV growth can strengthen local revenues, districts should help stakeholders understand the continued impact of tax cap losses, rising costs, and other financial pressures.

Monitor the Legislative Environment

Property tax reform is expected to remain a key topic in 2027. Districts should stay informed and consider how future policy changes may affect revenues, debt, and referendum planning.

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