
Teton School District No. 401

Bond and Levy Review

Updated Analysis for August 7, 2017 Board Meeting

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- Bond Analysis Assumptions**

Assumptions for Analysis

Ratings:	Enhanced "Aa1" School Bond Guaranty/Underlying "A1"
Interest Rates:	Current as of 6-9-2017 PLUS 0.75% cushion
2016 September Taxable Market Value (FY 2017):	\$ 1,593,164,089
2016 URA Value (FY2017)	\$ 25,764,211
Market Value Growth Projections	2.00% Annual
Election	November 2017
Repayment Term	20 years
Structure	Wrapped level debt service
Levy Equalization Subsidy (from State)	10% of Interest Cost

Bond Analysis for a \$25.0M, \$30.05M and \$37.28M Bond.

Estimated Bond Cost Detail

Bond Amount	\$25,000,000	\$30,050,000	\$37,280,000
True Interest Cost (TIC)	3.65%	3.63%	3.64%
Weighted Avg. Maturity (WAM)	14.65 yrs	14.38 yrs	14.43 yrs
Interest Cost	<u>\$12,824,150</u>	<u>\$15,050,150</u>	<u>\$18,734,000</u>
Total Cost	\$37,824,150	\$45,100,150	\$56,014,000
Projected Levy Equalization (@ 10% of Int)	<u>(\$1,282,415)</u>	<u>(\$1,505,015)</u>	<u>(\$1,873,400)</u>
Net Total Bond Cost	\$36,541,735	\$43,595,135	\$54,140,600
Initial Property Tax Increase	\$875,853	\$1,010,600	\$1,263,250
Projected Taxable Market Value for FY 2019 <i>(includes URA value & 2yrs of growth @ 2%)</i>	\$1,684,333,003	\$1,684,333,003	\$1,684,333,003
Projected Increase in property tax rate	\$0.52	\$0.60	\$0.75

Projected Tax Impact Analysis

	Tax Rate per \$1,000	Tax Rate per \$1,000	Tax Rate per \$1,000
FY 2017 Bond Tax Rate (actual)	\$0.87	\$0.87	\$0.87
Projected Tax Rate INCREASE (if bond passes)	\$0.52	\$0.60	\$0.75
Projected FY 2019 Bond Tax Rate (if bond passes)	\$1.39	\$1.47	\$1.62
Annual Increase on \$100,000 of taxable value	\$52.00	\$60.00	\$75.00
Monthly Increase on \$100,000 of taxable value	\$4.33	\$5.00	\$6.25

Tax Impact for a \$25M Bond on Residential Property.

Estimated Residential Property Value (Full Value)	200,000	400,000	750,000
Less: Homeowners Exemption (1)	100,000	100,000	100,000
Equals: Taxable Market Value	100,000	300,000	650,000
Increase in Tax Rate	0.00052	0.00052	0.00052
Increase in Annual Tax Bill	52.00	156.00	338.00
Increase in Monthly Tax Bill	4.33	13.00	28.17

(1) Idaho homeowner's exemption provides for an exemption for a primary residence equal to 50% of the full value up to a maximum exemption of \$100,000 (for FY 2019).

Tax Impact for a \$25M Bond on Agricultural Property.

	IRRIGATED AG LAND ⁽¹⁾		DRY AG LAND ⁽¹⁾	
Tax Rate	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre
Current FY 2017 Bond Tax	0.00087	581	239	0.21
Increase in annual tax bill if bond passes	0.00052	581	239	0.12
Projected FY 2019 Bond Tax if bond passes	0.00139	581	239	0.33
	MEADOW LAND ⁽¹⁾		DRY GRAZING LAND ⁽¹⁾	
Tax Rate	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre
Current FY 2017 Bond Tax	0.00087	303	80	0.07
Increase in annual tax bill if bond passes	0.00052	303	80	0.04
Projected FY 2019 Bond Tax if bond passes	0.00139	303	80	0.11

(1) Agricultural values shown are from the Teton County Assessor's Office and represent high end of representative values for 2016.

Tax Impact for a \$30.05M Bond on Residential Property.

Estimated Residential Property Value (Full Value)	200,000	400,000	750,000
Less: Homeowners Exemption (1)	100,000	100,000	100,000
Equals: Taxable Market Value	100,000	300,000	650,000
Increase in Tax Rate	0.00060	0.00060	0.00060
Increase in Annual Tax Bill	60.00	180.00	390.00
Increase in Monthly Tax Bill	5.00	15.00	32.50

(1) Idaho homeowner's exemption provides for an exemption for a primary residence equal to 50% of the full value up to a maximum exemption of \$100,000 (for FY 2019).

Tax Impact for a \$30.05M Bond on Agricultural Property.

	IRRIGATED AG LAND ⁽¹⁾		DRY AG LAND ⁽¹⁾	
Tax Rate	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre
Current FY 2017 Bond Tax	581	0.51	239	0.21
Increase in annual tax bill if bond passes	581	0.35	239	0.14
Projected FY 2019 Bond Tax if bond passes	581	0.85	239	0.35
	MEADOW LAND ⁽¹⁾		DRY GRAZING LAND ⁽¹⁾	
Tax Rate	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre
Current FY 2017 Bond Tax	303	0.26	80	0.07
Increase in annual tax bill if bond passes	303	0.18	80	0.05
Projected FY 2019 Bond Tax if bond passes	303	0.45	80	0.12

(1) Agricultural values shown are from the Teton County Assessor's Office and represent high end of representative values for 2016.

Tax Impact for a \$37.28M Bond on Residential Property.

Estimated Residential Property Value (Full Value)	200,000	400,000	750,000
Less: Homeowners Exemption (1)	100,000	100,000	100,000
Equals: Taxable Market Value	100,000	300,000	650,000
Increase in Tax Rate	0.00075	0.00075	0.00075
Increase in Annual Tax Bill	75.00	225.00	487.50
Increase in Monthly Tax Bill	6.25	18.75	40.63

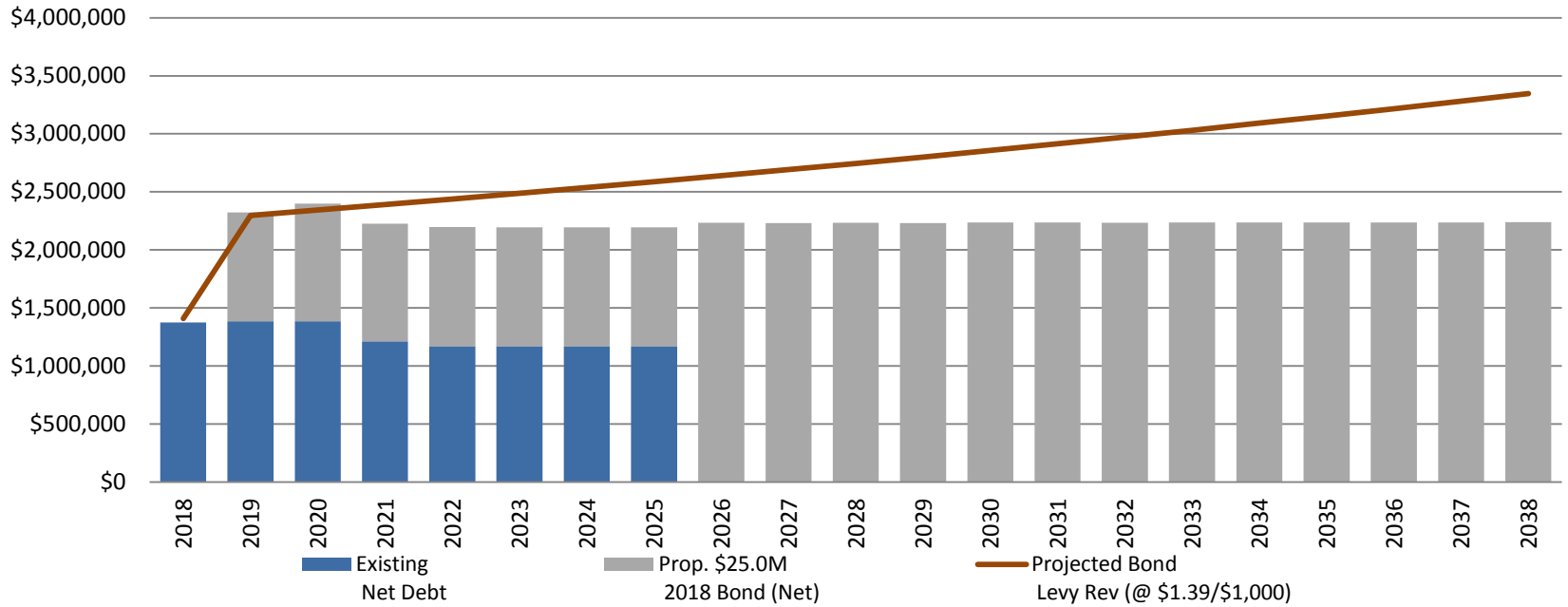
(1) Idaho homeowner's exemption provides for an exemption for a primary residence equal to 50% of the full value up to a maximum exemption of \$100,000 (for FY 2019).

Tax Impact for a \$37.28M Bond on Agricultural Property.

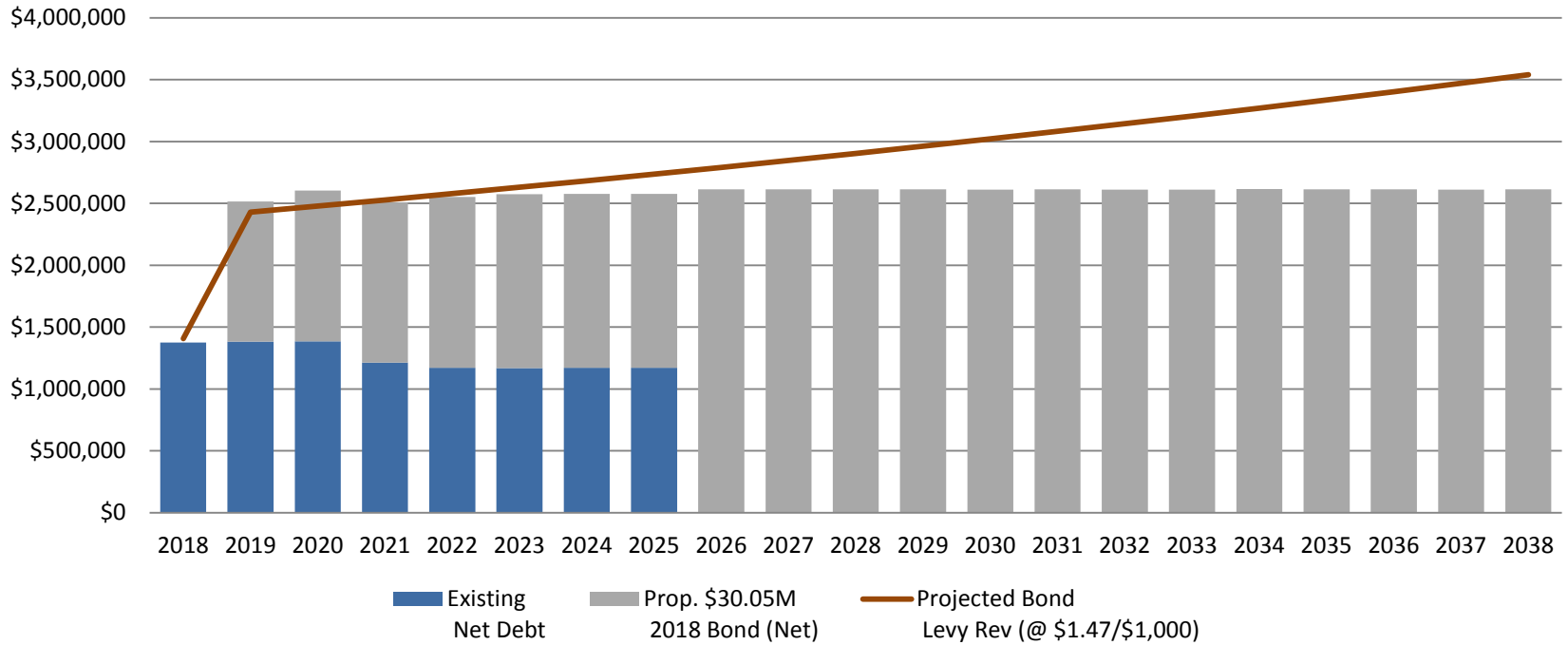
	IRRIGATED AG LAND ⁽¹⁾		DRY AG LAND ⁽¹⁾	
Tax Rate	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre
Current FY 2017 Bond Tax	0.00087	581	239	0.21
Increase in annual tax bill if bond passes	0.00075	581	239	0.18
Projected FY 2019 Bond Tax if bond passes	0.00162	581	239	0.39
	MEADOW LAND ⁽¹⁾		DRY GRAZING LAND ⁽¹⁾	
Tax Rate	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre	Estimated Taxable Market Value Per Acre	Estimated Property Tax Per Acre
Current FY 2017 Bond Tax	0.00087	303	80	0.07
Increase in annual tax bill if bond passes	0.00075	303	80	0.06
Projected FY 2019 Bond Tax if bond passes	0.00162	303	80	0.13

(1) Agricultural values shown are from the Teton County Assessor's Office and represent high end of representative values for 2016.

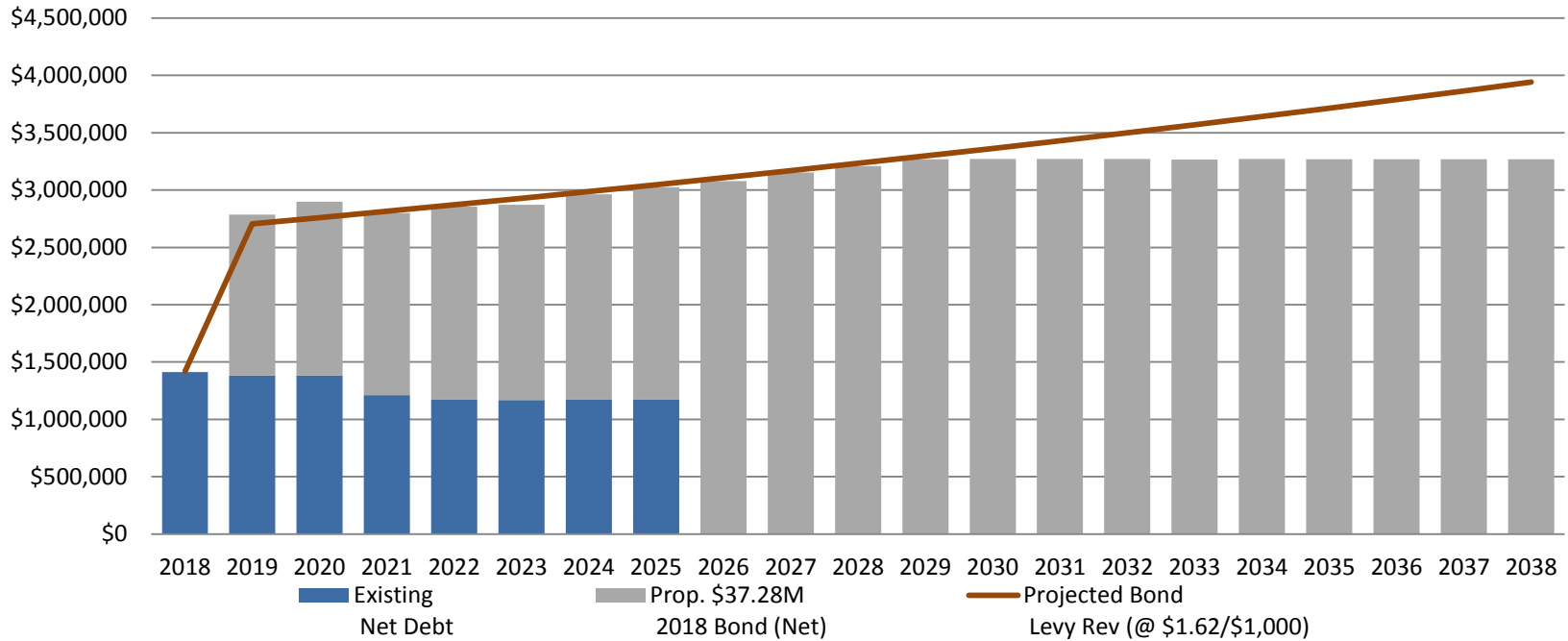
**Teton County School District
Tax Revenue vs. Current & Projected Debt Service**



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Tax Revenue vs. Current & Projected Debt Service**



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Tax Revenue vs. Current & Projected Debt Service**



2017-2018 Election Timelines

Election Date ⁽¹⁾	Deadline for Filing with County Clerk
November 7, 2017	September 18, 2017 ⁽³⁾
March 13, 2018	January 22, 2018 ⁽²⁾
May 15, 2018	March 16, 2018 ⁽³⁾
August 28, 2018	July 9, 2018 ⁽²⁾
November 6, 2018	September 7, 2018 ⁽³⁾

- (1) Election dates for school district property tax levy questions (bonds, plant and supplemental levies) are the 2nd Tuesday in March, 3rd Tuesday in May, last Tuesday in August and the Tuesday after the 1st Monday in November.
- (2) March and August elections require filing more than 50 days prior to the election.
- (3) May and November elections of even number years, require filing more than 60 days prior to the election date (odd number years require 50 days).