SWAMPSCOTT
elementary school project debt service & tax impact projections

		Principal	Total Interest	Net median single-family tax impact: Single highest year	Average highest 10 years	Average all years
District-wide K-4	30yr level princ	76.68 M	29.53 M	$655	$534	$338
	25yr level princ	76.68 M	23.04 M	691	568	399
	30yr level debt	76.68 M	36.47 M	553	475	371
	25yr level debt	76.68 M	27.99 M	598	520	428
District-wide 3-5 replacing Hadley K-2 new Stanley 2030	30yr level princ	145.78 M	77.22 M	$1,262	$1,070	$653
	25yr level princ	145.78 M	60.62 M	1,340	1,137	717
	30yr level debt	145.78 M	97.41 M	1,062	982	732
	25yr level debt	145.78 M	74.36 M	1,153	1,073	778
District-wide 3-5 replacing Hadley K-2 new Stanley 2030 (no MSBA)	30yr level princ	175.35 M	95.55 M	$1,656	$1,424	$933
	25yr level princ	175.35 M	75.03 M	1,752	1,507	1,030
	30yr level debt	175.35 M	120.69 M	1,375	1,281	1,038
	25yr level debt	175.35 M	92.11 M	1,484	1,391	1,113
District-wide 3-5 replacing Hadley K-2 new Stanley immed (no MSBA)	30yr level princ	140.79 M	54.19 M	$1,216	$1,058	$782
	25yr level princ	140.79 M	42.37 M	1,281	1,119	886
	30yr level debt	140.79 M	66.92 M	1,028	950	844
	25yr level debt	140.79 M	51.44 M	1,109	1,032	940
District-wide 3-5 replacing Hadley K-2 add/reno Stanley 2030	30yr level princ	149.28 M	79.38 M	$1,299	$1,105	$675
	25yr level princ	149.28 M	62.33 M	1,380	1,174	748
	30yr level debt	149.28 M	100.15 M	1,093	1,013	765
	25yr level debt	149.28 M	76.47 M	1,186	1,106	803

Assumptions:
35% MSBA reimbursement (where applicable); 5% construction escalation
2.25% base rate for 2024 borrowing; 3.75% base rate for 2034 borrowing; 25bps premium for level debt svc; 25bps premium for 30-yr term
median single-family house value $516,400; assessed value $3.317B; residential factor 94.4916%; averages exclude BANs and tail-off in last year.

source:
UniBank Fiscal Advisory Svcs, Inc.