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Preliminary Financing Information
Presented to the:

UNIFIED SCHOOL DISTRICT NO. 489
ELLIS COUNTY, KANSAS
(HAYS)

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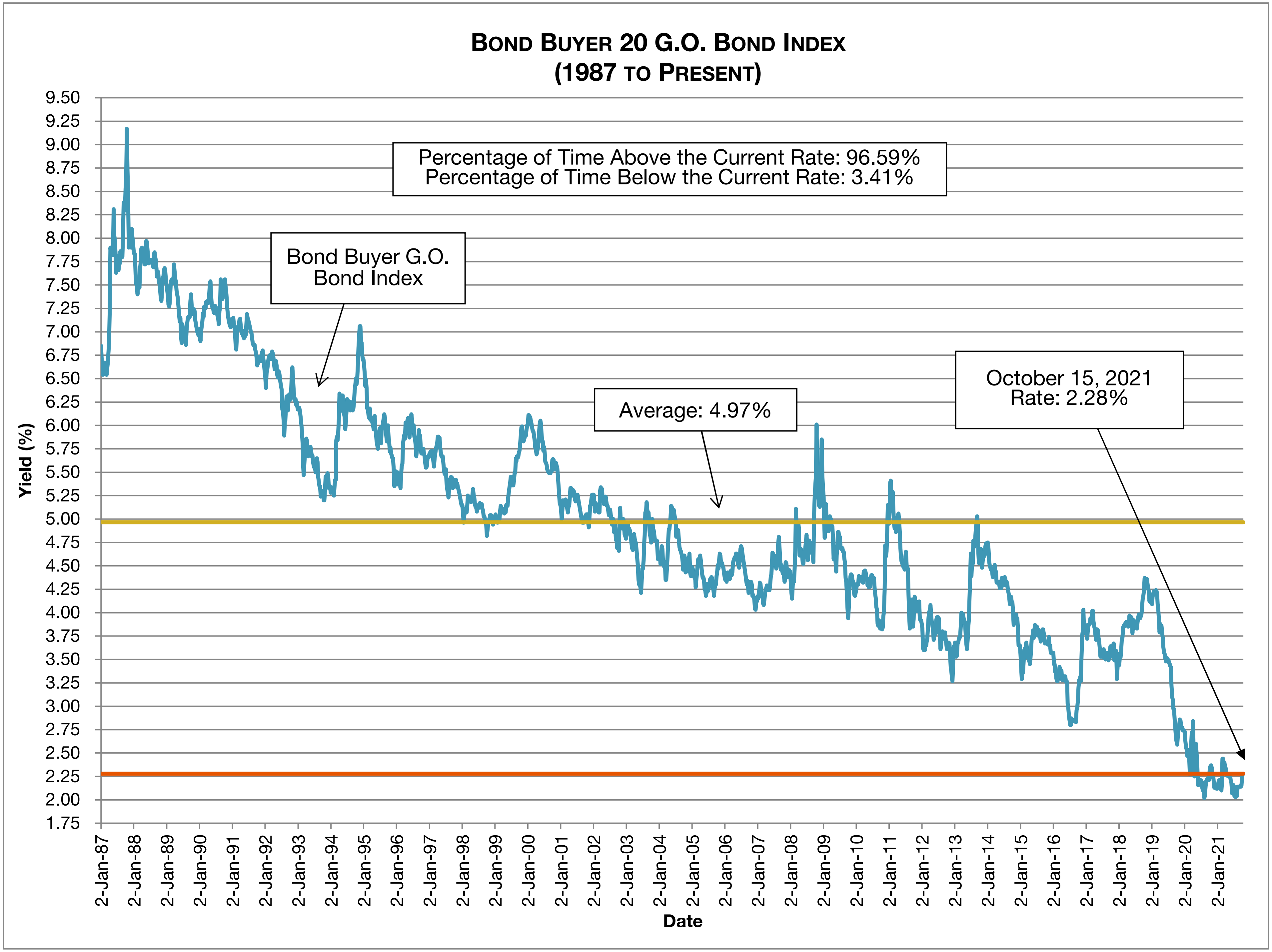

Source: The Bond Buyer

Assessed Valuation & State Aid

Year	Assessed Valuation ($)	Percentage Change	Bonds Authorized Prior 7-1-2015 State Aid Percentage	Bonds Authorized After 7-1-2015 (Block Grant) State Aid Percentage
2020	322,949,517	-0.97%	9%	0%
2019	326,102,003	3.15%	4%	0%
2018	316,154,756	0.45%	0%	0%
2017	314,747,859	4.65%	0%	0%
2016	300,760,280	0.35%	0%	0%
2015	299,712,637	-3.54%	0%	0%
2014	310,726,148	1.68%	0%	
2013	305,578,791	10.62%	0%	
2012	276,238,594	4.20%	0%	
2011	265,108,300	5.42%	0%	
2010	251,481,434	3.97%	0%	
2009	241,870,289	-0.99%	0%	
2008	244,284,848	6.57%	1%	
2007	229,231,330	3.95%	1%	
2006	220,520,534	7.54%	4%	
2005	205,061,662	10.81%	9%	

Assessed Valuation Annual Average Growth Rate	
Last 10 Years =	2.60%
Last 5 Years =	1.53%
Last 3 Years =	0.88%

Mill Levy History

Year	General	Local Option Budget	Capital Outlay	Bond & Interest	Other	District Levy
2005/06	20.000	16.390	7.870	3.030	2.700	49.990
2006/07	20.000	19.340	7.990	3.260	0.490	53.270
2007/08	20.000	18.560	7.990	3.100	0.470	52.230
2008/09	20.000	18.680	7.970	2.890	0.350	51.870
2009/10	20.000	18.100	8.000	2.560	0.580	51.240
2010/11	20.000	19.790	8.000	0.000	0.730	50.440
2011/12	20.000	17.952	7.966	0.000	1.913	47.831
2012/13	20.000	16.351	8.000	0.000	2.064	46.415
2013/14	20.000	16.760	7.991	0.000	1.610	46.361
2014/15	20.000	16.114	8.000	0.000	2.127	46.241
2015/16	20.000	16.119	8.000	0.000	1.449	45.568
2016/17	20.000	14.274	8.000	0.000	1.399	43.673
2017/18	20.000	14.920	8.000	0.000	0.646	43.566
2018/19	20.000	14.794	7.998	0.000	0.000	42.792
2019/20	20.000	14.116	8.000	0.000	0.000	42.116
2020/21	20.000	14.145	8.000	0.000	0.000	42.145

Unified School District No. 489

Ellis County, Kansas (Hays)

Mill Levy Impact Analysis - Projected Series 2022 $40MM Bond Issue over 15 Years

August 31, 2021

Year	Assessed Valuation [1]	Projected Series 2022 Debt Service	Total Debt Service	State Aid [2]	Motor Vehicle Revenue [4]	Debt Service After State Aid and MV Revenue	Project Earnings from Premium	Fund Balance	Total Mill Levy [3]
2017	300,760,280								
2018	314,747,859								
2019	315,670,854								
2020	325,546,425								
2021	322,949,517							-	-
2022	335,001,959							-	-
2023	338,351,979	3,596,375	3,596,375	-	331,674	3,264,701	1,000,000	885,356	9.500
2024	341,735,498	3,594,500	3,594,500	-	334,991	3,259,509		807,404	9.500
2025	345,152,853	3,595,700	3,595,700	-	338,340	3,257,360		763,417	9.500
2026	348,604,382	3,598,500	3,598,500	-	341,724	3,256,776		752,148	9.500
2027	352,090,426	3,597,700	3,597,700	-	345,141	3,252,559		777,551	9.500
2028	355,611,330	3,598,300	3,598,300	-	348,592	3,249,708		838,585	9.500
2029	359,167,443	3,595,100	3,595,100	-	352,078	3,243,022		939,412	9.500
2030	362,759,118	3,598,100	3,598,100	-	355,599	3,242,501		1,074,199	9.500
2031	366,386,709	3,596,900	3,596,900	-	359,155	3,237,745		1,247,514	9.500
2032	370,050,576	3,596,500	3,596,500	-	362,747	3,233,753		1,458,932	9.500
2033	373,751,082	3,596,700	3,596,700	-	366,374	3,230,326		1,708,228	9.500
2034	377,488,593	3,597,300	3,597,300	-	370,038	3,227,262		1,995,385	9.500
2035	381,263,478	3,598,100	3,598,100	-	373,738	3,224,362		2,320,587	9.500
2036	385,076,113	3,593,900	3,593,900	-	377,476	3,216,424		2,689,221	9.500
2037	388,926,874	3,594,700	3,594,700	-	381,250	3,213,450		3,096,681	9.500
Totals		53,948,375	53,948,375	-	5,338,918	48,609,457	1,000,000		

Assumptions

[1] Annual AV growth:	2023 - on:	1.00%
[2] State Aid:		0%
[3] Tax collection rate:		98%

[4] Motor vehicle growth equals AV growth.

Scenario

* Projected Series 2022 $40,000,000 Bond Issue closing 6/1/22 over 15 years @ 2.22%

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Unified School District No. 489

Ellis County, Kansas (Hays)

Mill Levy Impact Analysis - Projected Series 2022 $60MM Bond Issue over 15 Years

August 31, 2021

Year	Assessed Valuation [1]	Projected Series 2022 Debt Service	Total Debt Service	State Aid [2]	Motor Vehicle Revenue [4]	Debt Service After State Aid and MV Revenue	Project Earnings from Premium	Fund Balance	Total Mill Levy [3]
2017	300,760,280								
2018	314,747,859								
2019	315,670,854								
2020	325,546,425								
2021	322,949,517							-	-
2022	335,001,959							-	-
2023	338,351,979	5,394,500	5,394,500	-	497,511	4,896,989	1,500,000	1,328,096	14.250
2024	341,735,498	5,394,200	5,394,200	-	502,486	4,891,714		1,208,718	14.250
2025	345,152,853	5,393,400	5,393,400	-	507,511	4,885,889		1,142,888	14.250
2026	348,604,382	5,397,600	5,397,600	-	512,586	4,885,014		1,126,134	14.250
2027	352,090,426	5,396,400	5,396,400	-	517,712	4,878,688		1,164,389	14.250
2028	355,611,330	5,394,800	5,394,800	-	522,889	4,871,911		1,258,590	14.250
2029	359,167,443	5,392,600	5,392,600	-	528,118	4,864,482		1,409,881	14.250
2030	362,759,118	5,394,600	5,394,600	-	533,399	4,861,201		1,614,610	14.250
2031	366,386,709	5,395,400	5,395,400	-	538,733	4,856,667		1,874,534	14.250
2032	370,050,576	5,394,800	5,394,800	-	544,120	4,850,680		2,191,610	14.250
2033	373,751,082	5,392,600	5,392,600	-	549,561	4,843,039		2,568,005	14.250
2034	377,488,593	5,393,600	5,393,600	-	555,057	4,838,543		3,001,090	14.250
2035	381,263,478	5,397,400	5,397,400	-	560,607	4,836,793		3,488,642	14.250
2036	385,076,113	5,393,600	5,393,600	-	566,214	4,827,386		4,038,844	14.250
2037	388,926,874	5,397,200	5,397,200	-	571,876	4,825,324		4,644,883	14.250
Totals		80,922,700	80,922,700	-	8,008,377	72,914,323	1,500,000		

Assumptions

[1] Annual AV growth:	2023 - on:	1.00%
[2] State Aid:		0%
[3] Tax collection rate:		98%

[4] Motor vehicle growth equals AV growth.

Scenario

* Projected Series 2022 $60,000,000 Bond Issue closing 6/1/22 over 15 years @ 2.22%

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Unified School District No. 489

Ellis County, Kansas (Hays)

Mill Levy Impact Analysis - Projected Series 2022 $80MM Bond Issue over 15 Years

August 31, 2021

Year	Assessed Valuation [1]	Projected Series 2022 Debt Service	Total Debt Service	State Aid [2]	Motor Vehicle Revenue [4]	Debt Service After State Aid and MV Revenue	Project Earnings from Premium	Fund Balance	Total Mill Levy [3]
2017	300,760,280								
2018	314,747,859								
2019	315,670,854								
2020	325,546,425								
2021	322,949,517							-	-
2022	335,001,959							-	-
2023	338,351,979	7,192,688	7,192,688	-	654,619	6,538,068	2,000,000	1,679,149	18.750
2024	341,735,498	7,193,950	7,193,950	-	661,166	6,532,784		1,425,755	18.750
2025	345,152,853	7,191,150	7,191,150	-	667,777	6,523,373		1,244,566	18.750
2026	348,604,382	7,191,750	7,191,750	-	674,455	6,517,295		1,132,876	18.750
2027	352,090,426	7,195,350	7,195,350	-	681,199	6,514,151		1,088,387	18.750
2028	355,611,330	7,191,550	7,191,550	-	688,011	6,503,539		1,119,207	18.750
2029	359,167,443	7,195,350	7,195,350	-	694,892	6,500,458		1,218,450	18.750
2030	362,759,118	7,191,150	7,191,150	-	701,841	6,489,309		1,394,839	18.750
2031	366,386,709	7,193,950	7,193,950	-	708,859	6,485,091		1,642,104	18.750
2032	370,050,576	7,193,150	7,193,150	-	715,948	6,477,202		1,964,581	18.750
2033	373,751,082	7,193,550	7,193,550	-	723,107	6,470,443		2,361,814	18.750
2034	377,488,593	7,194,750	7,194,750	-	730,338	6,464,412		2,833,755	18.750
2035	381,263,478	7,191,350	7,191,350	-	737,641	6,453,709		3,385,763	18.750
2036	385,076,113	7,193,150	7,193,150	-	745,018	6,448,132		4,013,404	18.750
2037	388,926,874	7,194,550	7,194,550	-	752,468	6,442,082		4,717,854	18.750
Totals		107,897,388	107,897,388	-	10,537,339	97,360,049	2,000,000		

Assumptions

[1] Annual AV growth:	2023 - on:	1.00%
[2] State Aid:		0%
[3] Tax collection rate:		98%

[4] Motor vehicle growth equals AV growth.

Scenario

* Projected Series 2022 $80,000,000 Bond Issue closing 6/1/22 over 15 years @ 2.22%

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Unified School District No. 489

Ellis County, Kansas (Hays)

Mill Levy Impact Analysis - Projected Series 2022 $40MM Bond Issue over 20 Years

August 31, 2021

Year	Assessed Valuation [1]	Projected Series 2022 Debt Service	Total Debt Service	State Aid [2]	Motor Vehicle Revenue [4]	Debt Service After State Aid and MV Revenue	Project Earnings from Premium	Fund Balance	Total Mill Levy [3]
2017	300,760,280								
2018	314,747,859								
2019	315,670,854								
2020	325,546,425								
2021	322,949,517							-	-
2022	335,001,959							-	-
2023	338,351,979	2,828,438	2,828,438	-	261,848	2,566,590	1,000,000	920,297	7.500
2024	341,735,498	2,830,950	2,830,950	-	264,466	2,566,484		865,569	7.500
2025	345,152,853	2,828,950	2,828,950	-	267,111	2,561,839		840,604	7.500
2026	348,604,382	2,829,750	2,829,750	-	269,782	2,559,968		842,878	7.500
2027	352,090,426	2,828,150	2,828,150	-	272,480	2,555,670		875,072	7.500
2028	355,611,330	2,829,150	2,829,150	-	275,205	2,553,945		934,870	7.500
2029	359,167,443	2,827,550	2,827,550	-	277,957	2,549,593		1,025,158	7.500
2030	362,759,118	2,828,350	2,828,350	-	280,736	2,547,614		1,143,823	7.500
2031	366,386,709	2,826,350	2,826,350	-	283,544	2,542,806		1,293,959	7.500
2032	370,050,576	2,826,550	2,826,550	-	286,379	2,540,171		1,473,660	7.500
2033	373,751,082	2,828,750	2,828,750	-	289,243	2,539,507		1,681,223	7.500
2034	377,488,593	2,827,750	2,827,750	-	292,135	2,535,615		1,920,150	7.500
2035	381,263,478	2,828,550	2,828,550	-	295,057	2,533,493		2,188,943	7.500
2036	385,076,113	2,830,950	2,830,950	-	298,007	2,532,943		2,486,309	7.500
2037	388,926,874	2,829,750	2,829,750	-	300,987	2,528,763		2,816,159	7.500
2038	392,816,143	2,828,650	2,828,650	-	303,997	2,524,653		3,178,705	7.500
2039	396,744,305	2,830,450	2,830,450	-	307,037	2,523,413		3,571,362	7.500
2040	400,711,748	2,830,000	2,830,000	-	310,107	2,519,893		3,996,701	7.500
2041	404,718,865	2,827,300	2,827,300	-	313,208	2,514,092		4,457,293	7.500
2042	408,766,054	2,827,350	2,827,350	-	316,341	2,511,009		4,950,714	7.500
Totals		56,573,688	56,573,688	-	5,765,626	50,808,061	1,000,000		

Assumptions

[1] Annual AV growth:	2023 - on:	1.00%
[2] State Aid:		0%
[3] Tax collection rate:		98%

[4] Motor vehicle growth equals AV growth.

Scenario

* Projected Series 2022 $40,000,000 Bond Issue closing 6/1/22 over 20 years @ 2.48%

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Unified School District No. 489

Ellis County, Kansas (Hays)

Mill Levy Impact Analysis - Projected Series 2022 $60MM Bond Issue over 20 Years

August 31, 2021

Year	Assessed Valuation [1]	Projected Series 2022 Debt Service	Total Debt Service	State Aid [2]	Motor Vehicle Revenue [4]	Debt Service After State Aid and MV Revenue	Project Earnings from Premium	Fund Balance	Total Mill Levy [3]
2017	300,760,280								
2018	314,747,859								
2019	315,670,854								
2020	325,546,425								
2021	322,949,517							-	-
2022	335,001,959							-	-
2023	338,351,979	4,242,625	4,242,625	-	384,043	3,858,582	1,500,000	1,288,853	11.000
2024	341,735,498	4,243,900	4,243,900	-	387,884	3,856,016		1,116,745	11.000
2025	345,152,853	4,243,500	4,243,500	-	391,763	3,851,737		985,755	11.000
2026	348,604,382	4,244,700	4,244,700	-	395,680	3,849,020		894,691	11.000
2027	352,090,426	4,242,300	4,242,300	-	399,637	3,842,663		847,563	11.000
2028	355,611,330	4,241,300	4,241,300	-	403,633	3,837,667		843,386	11.000
2029	359,167,443	4,241,500	4,241,500	-	407,670	3,833,830		881,381	11.000
2030	362,759,118	4,242,700	4,242,700	-	411,746	3,830,954		960,971	11.000
2031	366,386,709	4,244,700	4,244,700	-	415,864	3,828,836		1,081,783	11.000
2032	370,050,576	4,242,300	4,242,300	-	420,023	3,822,277		1,248,651	11.000
2033	373,751,082	4,240,500	4,240,500	-	424,223	3,816,277		1,461,411	11.000
2034	377,488,593	4,244,100	4,244,100	-	428,465	3,815,635		1,715,103	11.000
2035	381,263,478	4,242,700	4,242,700	-	432,750	3,809,950		2,015,173	11.000
2036	385,076,113	4,241,300	4,241,300	-	437,077	3,804,223		2,362,070	11.000
2037	388,926,874	4,244,700	4,244,700	-	441,448	3,803,252		2,751,450	11.000
2038	392,816,143	4,243,050	4,243,050	-	445,862	3,797,188		3,188,820	11.000
2039	396,744,305	4,243,250	4,243,250	-	450,321	3,792,929		3,672,795	11.000
2040	400,711,748	4,245,150	4,245,150	-	454,824	3,790,326		4,202,142	11.000
2041	404,718,865	4,243,600	4,243,600	-	459,372	3,784,228		4,780,784	11.000
2042	408,766,054	4,243,600	4,243,600	-	463,966	3,779,634		5,407,648	11.000
Totals		84,861,475	84,861,475	-	8,456,252	76,405,223	1,500,000		

Assumptions

[1] Annual AV growth:	2023 - on:	1.00%
[2] State Aid:		0%
[3] Tax collection rate:		98%

[4] Motor vehicle growth equals AV growth.

Scenario

* Projected Series 2022 $60,000,000 Bond Issue closing 6/1/22 over 20 years @ 2.48%

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Unified School District No. 489

Ellis County, Kansas (Hays)

Mill Levy Impact Analysis - Projected Series 2022 $80MM Bond Issue over 20 Years

August 31, 2021

Year	Assessed Valuation [1]	Projected Series 2022 Debt Service	Total Debt Service	State Aid [2]	Motor Vehicle Revenue [4]	Debt Service After State Aid and MV Revenue	Project Earnings from Premium	Fund Balance	Total Mill Levy [3]
2017	300,760,280								
2018	314,747,859								
2019	315,670,854								
2020	325,546,425								
2021	322,949,517							-	-
2022	335,001,959							-	-
2023	338,351,979	5,656,875	5,656,875	-	514,967	5,141,908	2,000,000	1,748,970	14.750
2024	341,735,498	5,656,900	5,656,900	-	520,117	5,136,783		1,551,974	14.750
2025	345,152,853	5,658,100	5,658,100	-	525,318	5,132,782		1,408,376	14.750
2026	348,604,382	5,659,700	5,659,700	-	530,571	5,129,129		1,318,324	14.750
2027	352,090,426	5,656,500	5,656,500	-	535,877	5,120,623		1,287,168	14.750
2028	355,611,330	5,658,500	5,658,500	-	541,236	5,117,264		1,310,265	14.750
2029	359,167,443	5,655,300	5,655,300	-	546,648	5,108,652		1,393,379	14.750
2030	362,759,118	5,656,900	5,656,900	-	552,115	5,104,785		1,532,276	14.750
2031	366,386,709	5,657,900	5,657,900	-	557,636	5,100,264		1,728,132	14.750
2032	370,050,576	5,658,100	5,658,100	-	563,212	5,094,888		1,982,325	14.750
2033	373,751,082	5,657,300	5,657,300	-	568,844	5,088,456		2,296,441	14.750
2034	377,488,593	5,655,300	5,655,300	-	574,533	5,080,767		2,672,271	14.750
2035	381,263,478	5,656,900	5,656,900	-	580,278	5,076,622		3,106,813	14.750
2036	385,076,113	5,656,700	5,656,700	-	586,081	5,070,619		3,602,469	14.750
2037	388,926,874	5,659,500	5,659,500	-	591,942	5,067,558		4,156,848	14.750
2038	392,816,143	5,657,300	5,657,300	-	597,861	5,059,439		4,775,566	14.750
2039	396,744,305	5,655,900	5,655,900	-	603,840	5,052,060		5,458,445	14.750
2040	400,711,748	5,655,150	5,655,150	-	609,878	5,045,272		6,205,461	14.750
2041	404,718,865	5,659,900	5,659,900	-	615,977	5,043,923		7,011,749	14.750
2042	408,766,054	5,659,850	5,659,850	-	622,136	5,037,714		7,882,749	14.750
Totals		113,148,575	113,148,575	-	11,339,065	101,809,510	2,000,000		

Assumptions

[1] Annual AV growth:	2023 - on:	1.00%
[2] State Aid:		0%
[3] Tax collection rate:		98%

[4] Motor vehicle growth equals AV growth.

Scenario

* Projected Series 2022 $80,000,000 Bond Issue closing 6/1/22 over 20 years @ 2.48%

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Unified School District No. 489

Ellis County, Kansas (Hays)

Home Owner Property Tax Increase

	15 Years			20 Years		
	$40MM	$60MM	$80MM	$40MM	$60MM	$80MM
Mill Levy Increase	9.50	14.25	18.75	7.50	11.00	14.75

Cost to Homeowner of Projected Mill Levy Increase

	15 Years $40MM	15 Years $60MM	15 Years $80MM	20 Years $40MM	20 Years $60MM	20 Years $80MM
Annual Property Tax						
$50,000 Home	54.63	81.94	107.81	43.13	63.25	84.81
$75,000 Home	81.94	122.91	161.72	64.69	94.88	127.22
$100,000 Home	109.25	163.88	215.63	86.25	126.50	169.63
$125,000 Home	136.56	204.84	269.53	107.81	158.13	212.03
$150,000 Home	163.88	245.81	323.44	129.38	189.75	254.44
$200,000 Home	218.50	327.75	431.25	172.50	253.00	339.25
$250,000 Home	273.13	409.69	539.06	215.63	316.25	424.06
$300,000 Home	327.75	491.63	646.88	258.75	379.50	508.88
$350,000 Home	382.38	573.56	754.69	301.88	442.75	593.69
$400,000 Home	437.00	655.50	862.50	345.00	506.00	678.50
Monthly Property Tax						
$50,000 Home	4.55	6.83	8.98	3.59	5.27	7.07
$75,000 Home	6.83	10.24	13.48	5.39	7.91	10.60
$100,000 Home	9.10	13.66	17.97	7.19	10.54	14.14
$125,000 Home	11.38	17.07	22.46	8.98	13.18	17.67
$150,000 Home	13.66	20.48	26.95	10.78	15.81	21.20
$200,000 Home	18.21	27.31	35.94	14.38	21.08	28.27
$250,000 Home	22.76	34.14	44.92	17.97	26.35	35.34
$300,000 Home	27.31	40.97	53.91	21.56	31.63	42.41
$350,000 Home	31.86	47.80	62.89	25.16	36.90	49.47
$400,000 Home	36.42	54.63	71.88	28.75	42.17	56.54
Daily Property Tax						
$50,000 Home	0.15	0.22	0.30	0.12	0.17	0.23
$75,000 Home	0.22	0.34	0.44	0.18	0.26	0.35
$100,000 Home	0.30	0.45	0.59	0.24	0.35	0.46
$125,000 Home	0.37	0.56	0.74	0.30	0.43	0.58
$150,000 Home	0.45	0.67	0.89	0.35	0.52	0.70
$200,000 Home	0.60	0.90	1.18	0.47	0.69	0.93
$250,000 Home	0.75	1.12	1.48	0.59	0.87	1.16
$300,000 Home	0.90	1.35	1.77	0.71	1.04	1.39
$350,000 Home	1.05	1.57	2.07	0.83	1.21	1.63
$400,000 Home	1.20	1.80	2.36	0.95	1.39	1.86

US Census Median Home Value (Ellis County): $169,100

Unified School District No. 489

Ellis County, Kansas (Hays)

Commercial Property Tax Increase

	15 Years			20 Years		
	$40MM	$60MM	$80MM	$40MM	$60MM	$80MM
Mill Levy Increase	9.50	14.25	18.75	7.50	11.00	14.75

Cost to Commercial Businesses of Projected Mill Levy Increase

Annual Property Tax						
$50,000 Property	118.75	178.13	234.38	93.75	137.50	184.38
$75,000 Property	178.13	267.19	351.56	140.63	206.25	276.56
$100,000 Property	237.50	356.25	468.75	187.50	275.00	368.75
$150,000 Property	356.25	534.38	703.13	281.25	412.50	553.13
$200,000 Property	475.00	712.50	937.50	375.00	550.00	737.50
$250,000 Property	593.75	890.63	1,171.88	468.75	687.50	921.88
$300,000 Property	712.50	1,068.75	1,406.25	562.50	825.00	1,106.25
$350,000 Property	831.25	1,246.88	1,640.63	656.25	962.50	1,290.63
$400,000 Property	950.00	1,425.00	1,875.00	750.00	1,100.00	1,475.00

Monthly Property Tax						
$50,000 Property	9.90	14.84	19.53	7.81	11.46	15.36
$75,000 Property	14.84	22.27	29.30	11.72	17.19	23.05
$100,000 Property	19.79	29.69	39.06	15.63	22.92	30.73
$150,000 Property	29.69	44.53	58.59	23.44	34.38	46.09
$200,000 Property	39.58	59.38	78.13	31.25	45.83	61.46
$250,000 Property	49.48	74.22	97.66	39.06	57.29	76.82
$300,000 Property	59.38	89.06	117.19	46.88	68.75	92.19
$350,000 Property	69.27	103.91	136.72	54.69	80.21	107.55
$400,000 Property	79.17	118.75	156.25	62.50	91.67	122.92

Daily Property Tax						
$50,000 Property	0.33	0.49	0.64	0.26	0.38	0.51
$75,000 Property	0.49	0.73	0.96	0.39	0.57	0.76
$100,000 Property	0.65	0.98	1.28	0.51	0.75	1.01
$150,000 Property	0.98	1.46	1.93	0.77	1.13	1.52
$200,000 Property	1.30	1.95	2.57	1.03	1.51	2.02
$250,000 Property	1.63	2.44	3.21	1.28	1.88	2.53
$300,000 Property	1.95	2.93	3.85	1.54	2.26	3.03
$350,000 Property	2.28	3.42	4.49	1.80	2.64	3.54
$400,000 Property	2.60	3.90	5.14	2.05	3.01	4.04

Unified School District No. 489

Ellis County, Kansas (Hays)

Agricultural Property Tax Increase

	15 Years			20 Years		
	$40MM	$60MM	$80MM	$40MM	$60MM	$80MM
Mill Levy Increase	9.50	14.25	18.75	7.50	11.00	14.75

Cost to Agricultural Property Owners of Projected Mill Levy Increase

	15 Years $40MM	15 Years $60MM	15 Years $80MM	20 Years $40MM	20 Years $60MM	20 Years $80MM
Annual Property Tax						
Dry Crop Land (Median Use Value = $172/acre)						
160 Acres	78.43	117.65	154.80	61.92	90.82	121.78
Irrigated Land (Median Use Value = $459/acre)						
160 Acres	209.30	313.96	413.10	165.24	242.35	324.97
Grass Land (Median Use Value = $43/acre)						
160 Acres	19.61	29.41	38.70	15.48	22.70	30.44
Annual Cost per Acre						
Dry Crop Land	0.49	0.74	0.97	0.39	0.57	0.76
Irrigated Land	1.31	1.96	2.58	1.03	1.51	2.03
Grass Land	0.12	0.18	0.24	0.10	0.14	0.19
Monthly Property Tax						
Dry Crop Land						
160 Acres	6.54	9.80	12.90	5.16	7.57	10.15
Irrigated Land						
160 Acres	17.44	26.16	34.43	13.77	20.20	27.08
Grass Land						
160 Acres	1.63	2.45	3.23	1.29	1.89	2.54

Estimated Median Use Value of 160 Acres Dry Crop Land is $27,520
Estimated Median Use Value of 160 Acres Irrigated Land is $73,440
Estimated Median Use Value of 160 Acres Grass Land is $6,880