

TOWN OF CAPE ELIZABETH
ESTIMATED IMPACT ON TAX RATE AND \$500,000 HOME BY \$115 MILLION DEBT ISSUANCE
26 OCTOBER 2022

<u>Total Debt Service</u>		
	<u>Level Prin</u> <u>20 Years Term</u>	<u>Level Prin</u> <u>30 Years Term</u>
Principal	\$ 115,943,324	\$ 115,943,324
Interest	48,696,196	71,884,869
Total Cost	\$ 164,639,520	\$ 187,828,193

<u>First Five Years Debt Service</u>		
	<u>20 Years Term</u>	<u>30 Years Term</u>
Principal	\$ 5,797,166	\$ 3,864,777
P&I Year 1	\$ 10,434,899	\$ 8,502,510
P&I Year 2	10,203,013	8,347,919
P&I Year 3	9,971,126	8,193,328
P&I Year 4	9,739,239	8,038,737
P&I Year 5	9,507,353	7,884,146

<u>Estimated Impact on Tax Rate using</u> <u>4/1/2021 Assessed Value</u>	
\$	1,778,360,500
\$	1,778,360,500

		<u>Tax Rate</u>	
		21.15	
	<u>20 Years Term</u>	<u>30 Years Term</u>	
		<u>% Change MR</u>	
Year 1	\$ 5.868	\$ 4.781	22.61%
Year 2	5.737	4.694	22.19%
Year 3	5.607	4.607	21.78%
Year 4	5.477	4.520	21.37%
Year 5	5.346	4.433	20.96%

<u>Estimated Impact on \$500,000 Home</u>	
\$	500,000
\$	500,000

	<u>20 Years Term</u>	<u>30 Years Term</u>
Year 1	\$ 2,934.00	\$ 2,390.50
Year 2	2,868.50	2,347.00
Year 3	2,803.50	2,303.50
Year 4	2,738.50	2,260.00
Year 5	2,673.00	2,216.50

Assumes interest rate of 4.0%

Assumes level principal payments

Assumes declining interest payments

Assumes current tax rate of \$21.15

Prepared by: John Quartararo, Finance Director

Assumes no change in total assessed value

Assume no change in home assessed value

Assume tax impact on \$500,000 home