

**Thompson School District R2-J**  
**Possible Scenario Regarding Proposed Centerra South URA**

Assumptions:

- 1) This scenario assumes a) no new URA is created; b) existing US 34/Crossroads URA expires in 2029; c) development takes place at same timing and level of originally proposed development
- 2) All Total Property AV as of the URA expiration date reverts back to the overall District AV
- 3) Increase in Assessed Value (AV) is expected to be 2% in each assessment year (odd numbered assessment years) and 0% in non-assessment years
- 4) Initial AV amounts in assessment year 2023 are from the Centerra South URA Impact Report that was prepared January 12, 2023
- 5) Mill levy rates shown are rates that have been certified for collection year 2023
- 6) The bond redemption mill levy rate is reflected as reducing in 2027 when the 2005 bonds become fully retired and again in 2040 when the 2019 bonds become fully retired
- 7) Agricultural land is estimated to ultimately be reduced by 100% as it's developed at a rate of 25% in 2027; 30% in 2028; 15% in 2029; 10% in 2030; 15% in 2031; 5% in 2032 (in line with original developer proposed build out schedule)
- 8) All amounts are estimates and are subject to change

			ESTIMATED ASSESSED VALUE (AV) OF PROPOSED CENTERRA SOUTH URA						ESTIMATED MILL LEVY RATES					ESTIMATED MILL LEVY REVENUE					
Yr	Assessment Year	Collection Year	Agricultural Property AV	Commercial Property AV	Residential Property AV	Total Property AV	Total Property Base AV	Total Property Increment AV	School Finance Act (SFA)	Mill Levy Overrides (MLOs)	Bond Redemption	Abatements	Total Mills	School Finance Act - Local Share	School Finance Act - State Equalization	Mill Levy Overrides (MLOs)	Bond Redemption	Abatements	Total District Revenue
1	2023	2024	\$ 479,120	\$ -	\$ -	\$ 479,120	\$ 479,120	\$ -	24.360	12.834	7.133	0.244	44.571	\$ 11,671	\$ -	\$ 6,149	\$ 3,418	\$ 117	\$ 21,355
2	2024	2025	\$ 479,120	\$ -	\$ -	\$ 479,120	\$ 479,120	\$ -	25.360	12.834	7.133	0.244	45.571	\$ 12,150	\$ -	\$ 6,149	\$ 3,418	\$ 117	\$ 21,834
3	2025	2026	\$ 488,702	\$ -	\$ -	\$ 488,702	\$ 488,702	\$ -	26.360	12.834	7.133	0.244	46.571	\$ 12,882	\$ -	\$ 6,272	\$ 3,486	\$ 119	\$ 22,759
4	2026	2027	\$ 366,527	\$ 17,954,395	\$ 616,772	\$ 18,937,694	\$ 366,527	\$ 18,571,167	27.000	12.834	2.803	0.244	42.881	\$ 9,896	\$ 501,422	\$ 243,046	\$ 53,082	\$ 4,621	\$ 812,067
5	2027	2028	\$ 219,916	\$ 35,755,098	\$ 4,297,419	\$ 40,272,433	\$ 219,916	\$ 40,052,517	27.000	12.834	2.803	0.244	42.881	\$ 5,938	\$ 1,081,418	\$ 516,856	\$ 112,884	\$ 9,826	\$ 1,726,922
6	2028	2029	\$ 146,611	\$ 39,718,585	\$ 12,317,125	\$ 52,182,321	\$ 146,611	\$ 52,035,710	27.000	12.834	2.803	0.244	42.881	\$ 3,958	\$ 1,404,964	\$ 669,708	\$ 146,267	\$ 12,732	\$ 2,237,630
7	2029	2030	\$ 97,740	\$ 40,512,957	\$ 20,976,346	\$ 61,587,043	\$ 61,587,043	\$ -	27.000	12.834	2.803	0.244	42.881	\$ 1,662,850	\$ -	\$ 790,408	\$ 172,628	\$ 15,027	\$ 2,640,914
8	2030	2031	\$ 24,435	\$ 40,512,957	\$ 30,541,012	\$ 71,078,404	\$ 71,078,404	\$ -	27.000	12.834	2.803	0.244	42.881	\$ 1,919,117	\$ -	\$ 912,220	\$ 199,233	\$ 17,343	\$ 3,047,913
9	2031	2032	\$ -	\$ 41,323,216	\$ 32,920,823	\$ 74,244,039	\$ 74,244,039	\$ -	27.000	12.834	2.803	0.244	42.881	\$ 2,004,589	\$ -	\$ 952,848	\$ 208,106	\$ 18,116	\$ 3,183,659
10	2032	2033	\$ -	\$ 41,323,216	\$ 32,920,823	\$ 74,244,039	\$ 74,244,039	\$ -	27.000	12.834	2.803	0.244	42.881	\$ 2,004,589	\$ -	\$ 952,848	\$ 208,106	\$ 18,116	\$ 3,183,659
11	2033	2034	\$ -	\$ 42,149,680	\$ 33,579,239	\$ 75,728,920	\$ 75,728,920	\$ -	27.000	12.834	2.803	0.244	42.881	\$ 2,044,681	\$ -	\$ 971,905	\$ 212,268	\$ 18,478	\$ 3,247,332
12	2034	2035	\$ -	\$ 42,149,680	\$ 33,579,239	\$ 75,728,920	\$ 75,728,920	\$ -	27.000	12.834	2.803	0.244	42.881	\$ 2,044,681	\$ -	\$ 971,905	\$ 212,268	\$ 18,478	\$ 3,247,332
13	2035	2036	\$ -	\$ 42,992,674	\$ 34,250,824	\$ 77,243,498	\$ 77,243,498	\$ -	27.000	12.834	2.803	0.244	42.881	\$ 2,085,574	\$ -	\$ 991,343	\$ 216,514	\$ 18,847	\$ 3,312,278
14	2036	2037	\$ -	\$ 42,992,674	\$ 34,250,824	\$ 77,243,498	\$ 77,243,498	\$ -	27.000	12.834	2.803	0.244	42.881	\$ 2,085,574	\$ -	\$ 991,343	\$ 216,514	\$ 18,847	\$ 3,312,278
15	2037	2038	\$ -	\$ 43,852,527	\$ 34,935,841	\$ 78,788,368	\$ 78,788,368	\$ -	27.000	12.834	2.803	0.244	42.881	\$ 2,127,286	\$ -	\$ 1,011,170	\$ 220,844	\$ 19,224	\$ 3,378,524
16	2038	2039	\$ -	\$ 43,852,527	\$ 34,935,841	\$ 78,788,368	\$ 78,788,368	\$ -	27.000	12.834	2.803	0.244	42.881	\$ 2,127,286	\$ -	\$ 1,011,170	\$ 220,844	\$ 19,224	\$ 3,378,524
17	2039	2040	\$ -	\$ 44,729,578	\$ 35,634,558	\$ 80,364,135	\$ 80,364,135	\$ -	27.000	12.834	-	0.244	40.078	\$ 2,169,832	\$ -	\$ 1,031,393	\$ -	\$ 19,609	\$ 3,220,834
18	2040	2041	\$ -	\$ 44,729,578	\$ 35,634,558	\$ 80,364,135	\$ 80,364,135	\$ -	27.000	12.834	-	0.244	40.078	\$ 2,169,832	\$ -	\$ 1,031,393	\$ -	\$ 19,609	\$ 3,220,834
19	2041	2042	\$ -	\$ 45,624,169	\$ 36,347,249	\$ 81,971,418	\$ 81,971,418	\$ -	27.000	12.834	-	0.244	40.078	\$ 2,213,228	\$ -	\$ 1,052,021	\$ -	\$ 20,001	\$ 3,285,250
20	2042	2043	\$ -	\$ 45,624,169	\$ 36,347,249	\$ 81,971,418	\$ 81,971,418	\$ -	27.000	12.834	-	0.244	40.078	\$ 2,213,228	\$ -	\$ 1,052,021	\$ -	\$ 20,001	\$ 3,285,250
21	2043	2044	\$ -	\$ 46,536,653	\$ 37,074,194	\$ 83,610,846	\$ 83,610,846	\$ -	27.000	12.834	-	0.244	40.078	\$ 2,257,493	\$ -	\$ 1,073,062	\$ -	\$ 20,401	\$ 3,350,956
22	2044	2045	\$ -	\$ 46,536,653	\$ 37,074,194	\$ 83,610,846	\$ 83,610,846	\$ -	27.000	12.834	-	0.244	40.078	\$ 2,257,493	\$ -	\$ 1,073,062	\$ -	\$ 20,401	\$ 3,350,956
23	2045	2046	\$ -	\$ 47,467,386	\$ 37,815,678	\$ 85,283,063	\$ 85,283,063	\$ -	27.000	12.834	-	0.244	40.078	\$ 2,302,643	\$ -	\$ 1,094,523	\$ -	\$ 20,809	\$ 3,417,975
24	2046	2047	\$ -	\$ 47,467,386	\$ 37,815,678	\$ 85,283,063	\$ 85,283,063	\$ -	27.000	12.834	-	0.244	40.078	\$ 2,302,643	\$ -	\$ 1,094,523	\$ -	\$ 20,809	\$ 3,417,975
25	2047	2048	\$ -	\$ 48,416,733	\$ 38,571,991	\$ 86,988,725	\$ 86,988,725	\$ -	27.000	12.834	-	0.244	40.078	\$ 2,348,696	\$ -	\$ 1,116,413	\$ -	\$ 21,225	\$ 3,486,334
														60.5%      4.5%      30.9%      3.6%      0.6%      100.0%					
														[SFA - local collection]      [SFA - state backfill]      <-----[additional TSD revenue]----->					