

TOTAL PROJECT BUDGET

ESTIMATED LOCAL SHARE / TAX IMPACT

4.1.2-15d

ESTIMATED LOCAL SHARE / TAX IMPACT

In their PSR review comments, the MSBA requested that information associated with the estimated impact to local property taxes per household be provided for each district member. In order to satisfy this request during development of the Schematic Design package, the District procured the services of Hilltop Securities. The following table summarizes the financial information provided to Hilltop Securities by the project team, as well as a monthly estimated cash flow throughout the life of the project.

Estimated Total Project Cost	\$ 317,422,620
Estimated Max. MSBA Grant	\$ 140,240,740
Est. Potential Local Share	\$ 177,181,880

The following table represents the total estimated debt service (local share of project costs plus interest) for each district member. If funding is approved, assessment of yearly debt will be based on percentage of attending students for each district member.

Northeast Metro Regional Vocational Technical High School	
Estimated Total District Debt Service	
Chelsea	\$57,145,624.02
Malden	\$36,496,364.92
Melrose	\$10,564,737.21
North Reading	\$8,163,660.57
Reading	\$7,923,552.91
Revere	\$59,546,700.66
Saugus	\$40,818,302.87
Stoneham	\$19,208,613.12
Wakefield	\$24,010,766.39
Winchester	\$2,641,184.30
Winthrop	\$13,686,136.84
Woburn	\$27,372,273.69
Total District Cost	\$307,577,917.51

The tables on the following pages outline estimated debt service and residential tax impact for each district member if a debt exclusion or Proposition 2½ override is required. Tax impact accounts for residential/commercial tax rates, and residential tax impact is shown per \$100,000 of home value.

Northeast Metropolitan Regional Vocational Technical High School					
City of Chelsea					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$3,704,946,801	100%		\$64,792,549	100%
Residential	\$2,604,242,202	70%	\$13.62	\$35,469,779	55%
Commercial/Industrial	\$1,100,704,599	30%	\$26.64	\$29,322,769	45%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$352,058	\$ 0.07	\$ 7.40		
2024	\$346,354	\$ 0.07	\$ 7.28		
2025	\$1,045,119	\$ 0.22	\$ 21.97		
2026	\$1,903,220	\$ 0.40	\$ 40.01		
2027	\$1,904,892	\$ 0.40	\$ 40.04		
2028	\$1,943,688	\$ 0.41	\$ 40.86		
2029	\$1,903,294	\$ 0.40	\$ 40.01		
2030	\$1,904,706	\$ 0.40	\$ 40.04		
2031	\$1,904,037	\$ 0.40	\$ 40.02		
2032	\$1,904,111	\$ 0.40	\$ 40.03		
2033	\$1,902,997	\$ 0.40	\$ 40.00		
2034	\$1,904,409	\$ 0.40	\$ 40.03		
2035	\$1,903,554	\$ 0.40	\$ 40.01		
2036	\$1,904,186	\$ 0.40	\$ 40.03		
2037	\$1,903,405	\$ 0.40	\$ 40.01		
2038	\$1,904,929	\$ 0.40	\$ 40.04		
2039	\$1,903,034	\$ 0.40	\$ 40.00		
2040	\$1,904,297	\$ 0.40	\$ 40.03		
2041	\$1,904,817	\$ 0.40	\$ 40.04		
2042	\$1,903,628	\$ 0.40	\$ 40.02		
2043	\$1,904,446	\$ 0.40	\$ 40.03		
2044	\$1,904,334	\$ 0.40	\$ 40.03		
2045	\$1,904,186	\$ 0.40	\$ 40.03		
2046	\$1,903,926	\$ 0.40	\$ 40.02		
2047	\$1,903,480	\$ 0.40	\$ 40.01		
2048	\$1,903,703	\$ 0.40	\$ 40.02		
2049	\$1,904,483	\$ 0.40	\$ 40.03		
2050	\$1,904,780	\$ 0.40	\$ 40.04		
2051	\$1,905,449	\$ 0.40	\$ 40.05		
2052	\$1,880,367	\$ 0.40	\$ 39.53		
2053	\$1,558,278	\$ 0.33	\$ 32.76		
2054	\$1,557,609	\$ 0.33	\$ 32.74		
2055	\$859,847	\$ 0.18	\$ 18.07		
2056	\$0	\$ -	\$ -		
2057	\$0	\$ -	\$ -		
2058	\$0	\$ -	\$ -		
Total	\$57,145,624				

Northeast Metropolitan Regional Vocational Technical High School					
City of Malden					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	7,405,282,063	100%		\$98,255,538	100%
Residential	6,347,673,155	86%	\$12.29	\$78,012,903	79%
Commercial/Indus	1,057,608,908	14%	\$19.14	\$20,242,634	21%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$224,844	\$0.03	\$2.81		
2024	\$221,201	\$0.03	\$2.77		
2025	\$667,471	\$0.08	\$8.35		
2026	\$1,215,502	\$0.15	\$15.20		
2027	\$1,216,570	\$0.15	\$15.22		
2028	\$1,241,347	\$0.16	\$15.53		
2029	\$1,215,549	\$0.15	\$15.20		
2030	\$1,216,451	\$0.15	\$15.22		
2031	\$1,216,024	\$0.15	\$15.21		
2032	\$1,216,071	\$0.15	\$15.21		
2033	\$1,215,359	\$0.15	\$15.20		
2034	\$1,216,261	\$0.15	\$15.21		
2035	\$1,215,715	\$0.15	\$15.21		
2036	\$1,216,119	\$0.15	\$15.21		
2037	\$1,215,620	\$0.15	\$15.21		
2038	\$1,216,593	\$0.15	\$15.22		
2039	\$1,215,383	\$0.15	\$15.20		
2040	\$1,216,190	\$0.15	\$15.21		
2041	\$1,216,522	\$0.15	\$15.22		
2042	\$1,215,763	\$0.15	\$15.21		
2043	\$1,216,285	\$0.15	\$15.21		
2044	\$1,216,214	\$0.15	\$15.21		
2045	\$1,216,119	\$0.15	\$15.21		
2046	\$1,215,953	\$0.15	\$15.21		
2047	\$1,215,668	\$0.15	\$15.21		
2048	\$1,215,810	\$0.15	\$15.21		
2049	\$1,216,309	\$0.15	\$15.21		
2050	\$1,216,498	\$0.15	\$15.22		
2051	\$1,216,926	\$0.15	\$15.22		
2052	\$1,200,907	\$0.15	\$15.02		
2053	\$995,202	\$0.12	\$12.45		
2054	\$994,775	\$0.12	\$12.44		
2055	\$549,146	\$0.07	\$6.87		
2056	\$0	\$0.00	\$0.00		
2057	\$0	\$0.00	\$0.00		
2058	\$0	\$0.00	\$0.00		
Total	\$36,496,365				

Northeast Metropolitan Regional Vocational Technical High School					
City of Melrose					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$6,076,979,230	100%		\$68,877,944	100%
Residential	\$5,775,296,917	95%	\$10.95	\$63,239,501	92%
Commercial/Industrial	\$301,682,313	5%	\$18.69	\$5,638,440	8%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$65,086	\$0.01	\$1.03		
2024	\$64,032	\$0.01	\$1.02		
2025	\$193,215	\$0.03	\$3.07		
2026	\$351,856	\$0.06	\$5.59		
2027	\$352,165	\$0.06	\$5.60		
2028	\$359,337	\$0.06	\$5.71		
2029	\$351,869	\$0.06	\$5.59		
2030	\$352,131	\$0.06	\$5.60		
2031	\$352,007	\$0.06	\$5.60		
2032	\$352,021	\$0.06	\$5.60		
2033	\$351,815	\$0.06	\$5.59		
2034	\$352,076	\$0.06	\$5.60		
2035	\$351,918	\$0.06	\$5.59		
2036	\$352,034	\$0.06	\$5.60		
2037	\$351,890	\$0.06	\$5.59		
2038	\$352,172	\$0.06	\$5.60		
2039	\$351,821	\$0.06	\$5.59		
2040	\$352,055	\$0.06	\$5.60		
2041	\$352,151	\$0.06	\$5.60		
2042	\$351,931	\$0.06	\$5.59		
2043	\$352,082	\$0.06	\$5.60		
2044	\$352,062	\$0.06	\$5.60		
2045	\$352,034	\$0.06	\$5.60		
2046	\$351,986	\$0.06	\$5.60		
2047	\$351,904	\$0.06	\$5.59		
2048	\$351,945	\$0.06	\$5.60		
2049	\$352,089	\$0.06	\$5.60		
2050	\$352,144	\$0.06	\$5.60		
2051	\$352,268	\$0.06	\$5.60		
2052	\$347,631	\$0.06	\$5.53		
2053	\$288,085	\$0.05	\$4.58		
2054	\$287,961	\$0.05	\$4.58		
2055	\$158,963	\$0.03	\$2.53		
2056	\$0	\$0.00	\$0.00		
2057	\$0	\$0.00	\$0.00		
2058	\$0	\$0.00	\$0.00		
Total	\$10,564,737				

Northeast Metropolitan Regional Vocational Technical High School					
Town of North Reading					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$3,517,593,511	100%		\$54,979,986.58	100%
Residential	\$3,081,223,265	88%	\$15.63	\$48,159,519.63	88%
Commercial/Industrial	\$436,370,246	12%	\$15.63	\$6,820,466.94	12%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$50,294	\$0.01	\$1.43		
2024	\$49,479	\$0.01	\$1.41		
2025	\$149,303	\$0.04	\$4.24		
2026	\$271,889	\$0.08	\$7.73		
2027	\$272,127	\$0.08	\$7.74		
2028	\$277,670	\$0.08	\$7.89		
2029	\$271,899	\$0.08	\$7.73		
2030	\$272,101	\$0.08	\$7.74		
2031	\$272,005	\$0.08	\$7.73		
2032	\$272,016	\$0.08	\$7.73		
2033	\$271,857	\$0.08	\$7.73		
2034	\$272,058	\$0.08	\$7.73		
2035	\$271,936	\$0.08	\$7.73		
2036	\$272,027	\$0.08	\$7.73		
2037	\$271,915	\$0.08	\$7.73		
2038	\$272,133	\$0.08	\$7.74		
2039	\$271,862	\$0.08	\$7.73		
2040	\$272,042	\$0.08	\$7.73		
2041	\$272,117	\$0.08	\$7.74		
2042	\$271,947	\$0.08	\$7.73		
2043	\$272,064	\$0.08	\$7.73		
2044	\$272,048	\$0.08	\$7.73		
2045	\$272,027	\$0.08	\$7.73		
2046	\$271,989	\$0.08	\$7.73		
2047	\$271,926	\$0.08	\$7.73		
2048	\$271,958	\$0.08	\$7.73		
2049	\$272,069	\$0.08	\$7.73		
2050	\$272,111	\$0.08	\$7.74		
2051	\$272,207	\$0.08	\$7.74		
2052	\$268,624	\$0.08	\$7.64		
2053	\$222,611	\$0.06	\$6.33		
2054	\$222,516	\$0.06	\$6.33		
2055	\$122,835	\$0.03	\$3.49		
2056	\$0	\$0.00	\$0.00		
2057	\$0	\$0.00	\$0.00		
2058	\$0	\$0.00	\$0.00		
Total	\$8,163,661				

Northeast Metropolitan Regional Vocational Technical High School					
Town of Reading					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$5,701,660,847	100%		\$78,840,926	100%
Residential	\$5,297,694,204	93%	\$14.06	\$73,161,156	93%
Commercial/Indus	\$403,966,643	7%	\$14.06	\$5,679,770	7%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Value		
2023	\$48,815	\$0.01	\$0.86		
2024	\$48,024	\$0.01	\$0.84		
2025	\$144,911	\$0.03	\$2.54		
2026	\$263,892	\$0.05	\$4.62		
2027	\$264,124	\$0.05	\$4.63		
2028	\$269,503	\$0.05	\$4.72		
2029	\$263,902	\$0.05	\$4.62		
2030	\$264,098	\$0.05	\$4.63		
2031	\$264,005	\$0.05	\$4.62		
2032	\$264,015	\$0.05	\$4.62		
2033	\$263,861	\$0.05	\$4.62		
2034	\$264,057	\$0.05	\$4.63		
2035	\$263,938	\$0.05	\$4.62		
2036	\$264,026	\$0.05	\$4.62		
2037	\$263,918	\$0.05	\$4.62		
2038	\$264,129	\$0.05	\$4.63		
2039	\$263,866	\$0.05	\$4.62		
2040	\$264,041	\$0.05	\$4.63		
2041	\$264,113	\$0.05	\$4.63		
2042	\$263,948	\$0.05	\$4.62		
2043	\$264,062	\$0.05	\$4.63		
2044	\$264,046	\$0.05	\$4.63		
2045	\$264,026	\$0.05	\$4.62		
2046	\$263,990	\$0.05	\$4.62		
2047	\$263,928	\$0.05	\$4.62		
2048	\$263,959	\$0.05	\$4.62		
2049	\$264,067	\$0.05	\$4.63		
2050	\$264,108	\$0.05	\$4.63		
2051	\$264,201	\$0.05	\$4.63		
2052	\$260,723	\$0.05	\$4.57		
2053	\$216,064	\$0.04	\$3.78		
2054	\$215,971	\$0.04	\$3.78		
2055	\$119,222	\$0.02	\$2.09		
2056	\$0	\$0.00	\$0.00		
2057	\$0	\$0.00	\$0.00		
2058	\$0	\$0.00	\$0.00		
Total	\$7,923,553				

Northeast Metropolitan Regional Vocational Technical High School					
City of Revere					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$7,664,470,461	100%		\$95,597,669	100%
Residential	\$6,659,026,997	87%	\$11.06	\$73,648,839	77%
Commercial/Indu	\$1,005,443,464	13%	\$21.83	\$21,948,831	23%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$366,850	\$ 0.04	\$4.24		
2024	\$360,907	\$ 0.04	\$4.18		
2025	\$1,089,032	\$ 0.13	\$12.60		
2026	\$1,983,187	\$ 0.23	\$22.94		
2027	\$1,984,929	\$ 0.23	\$22.96		
2028	\$2,025,356	\$ 0.23	\$23.43		
2029	\$1,983,264	\$ 0.23	\$22.95		
2030	\$1,984,736	\$ 0.23	\$22.96		
2031	\$1,984,039	\$ 0.23	\$22.95		
2032	\$1,984,116	\$ 0.23	\$22.95		
2033	\$1,982,955	\$ 0.23	\$22.94		
2034	\$1,984,426	\$ 0.23	\$22.96		
2035	\$1,983,535	\$ 0.23	\$22.95		
2036	\$1,984,194	\$ 0.23	\$22.96		
2037	\$1,983,380	\$ 0.23	\$22.95		
2038	\$1,984,968	\$ 0.23	\$22.96		
2039	\$1,982,993	\$ 0.23	\$22.94		
2040	\$1,984,310	\$ 0.23	\$22.96		
2041	\$1,984,852	\$ 0.23	\$22.96		
2042	\$1,983,613	\$ 0.23	\$22.95		
2043	\$1,984,465	\$ 0.23	\$22.96		
2044	\$1,984,348	\$ 0.23	\$22.96		
2045	\$1,984,194	\$ 0.23	\$22.96		
2046	\$1,983,923	\$ 0.23	\$22.95		
2047	\$1,983,458	\$ 0.23	\$22.95		
2048	\$1,983,690	\$ 0.23	\$22.95		
2049	\$1,984,503	\$ 0.23	\$22.96		
2050	\$1,984,813	\$ 0.23	\$22.96		
2051	\$1,985,510	\$ 0.23	\$22.97		
2052	\$1,959,374	\$ 0.23	\$22.67		
2053	\$1,623,751	\$ 0.19	\$18.79		
2054	\$1,623,054	\$ 0.19	\$18.78		
2055	\$895,975	\$ 0.10	\$10.37		
2056	\$0	\$ -	\$0.00		
2057	\$0	\$ -	\$0.00		
2058	\$0	\$ -	\$0.00		
Total	\$59,546,701				

Northeast Metropolitan Regional Vocational Technical High School					
Town of Saugus					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$5,256,015,498	100%		\$77,310,482	100%
Residential	\$4,326,817,646	82%	\$12.34	\$53,392,930	69%
Commercial/Industrial	\$929,197,852	18%	\$25.74	\$23,917,553	31%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$251,470	\$0.04	\$4.01		
2024	\$247,396	\$0.04	\$3.95		
2025	\$746,514	\$0.12	\$11.92		
2026	\$1,359,443	\$0.22	\$21.70		
2027	\$1,360,637	\$0.22	\$21.72		
2028	\$1,388,349	\$0.22	\$22.16		
2029	\$1,359,496	\$0.22	\$21.70		
2030	\$1,360,504	\$0.22	\$21.72		
2031	\$1,360,027	\$0.22	\$21.71		
2032	\$1,360,080	\$0.22	\$21.71		
2033	\$1,359,283	\$0.22	\$21.70		
2034	\$1,360,292	\$0.22	\$21.71		
2035	\$1,359,681	\$0.22	\$21.70		
2036	\$1,360,133	\$0.22	\$21.71		
2037	\$1,359,575	\$0.22	\$21.70		
2038	\$1,360,664	\$0.22	\$21.72		
2039	\$1,359,310	\$0.22	\$21.70		
2040	\$1,360,212	\$0.22	\$21.71		
2041	\$1,360,584	\$0.22	\$21.72		
2042	\$1,359,735	\$0.22	\$21.70		
2043	\$1,360,319	\$0.22	\$21.71		
2044	\$1,360,239	\$0.22	\$21.71		
2045	\$1,360,133	\$0.22	\$21.71		
2046	\$1,359,947	\$0.22	\$21.71		
2047	\$1,359,628	\$0.22	\$21.70		
2048	\$1,359,788	\$0.22	\$21.70		
2049	\$1,360,345	\$0.22	\$21.71		
2050	\$1,360,557	\$0.22	\$21.72		
2051	\$1,361,035	\$0.22	\$21.72		
2052	\$1,343,119	\$0.21	\$21.44		
2053	\$1,113,055	\$0.18	\$17.77		
2054	\$1,112,578	\$0.18	\$17.76		
2055	\$614,176	\$0.10	\$9.80		
2056	\$0	\$0.00	\$0.00		
2057	\$0	\$0.00	\$0.00		
2058	\$0	\$0.00	\$0.00		
Total	\$40,818,303				

Northeast Metropolitan Regional Vocational Technical High School					
Town of Stoneham					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$4,600,391,796	100%		\$53,893,180.00	100%
Residential	\$4,175,087,890	91%	\$10.82	\$45,174,451.00	84%
Commercial/Industrial	\$425,303,906	9%	\$20.50	\$8,718,729.00	16%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$118,339	\$0.02	\$2.38		
2024	\$116,422	\$0.02	\$2.34		
2025	\$351,301	\$0.07	\$7.05		
2026	\$639,738	\$0.13	\$12.84		
2027	\$640,300	\$0.13	\$12.86		
2028	\$653,341	\$0.13	\$13.12		
2029	\$639,763	\$0.13	\$12.84		
2030	\$640,237	\$0.13	\$12.85		
2031	\$640,012	\$0.13	\$12.85		
2032	\$640,037	\$0.13	\$12.85		
2033	\$639,663	\$0.13	\$12.84		
2034	\$640,137	\$0.13	\$12.85		
2035	\$639,850	\$0.13	\$12.85		
2036	\$640,062	\$0.13	\$12.85		
2037	\$639,800	\$0.13	\$12.85		
2038	\$640,312	\$0.13	\$12.86		
2039	\$639,675	\$0.13	\$12.84		
2040	\$640,100	\$0.13	\$12.85		
2041	\$640,275	\$0.13	\$12.85		
2042	\$639,875	\$0.13	\$12.85		
2043	\$640,150	\$0.13	\$12.85		
2044	\$640,112	\$0.13	\$12.85		
2045	\$640,062	\$0.13	\$12.85		
2046	\$639,975	\$0.13	\$12.85		
2047	\$639,825	\$0.13	\$12.85		
2048	\$639,900	\$0.13	\$12.85		
2049	\$640,162	\$0.13	\$12.85		
2050	\$640,262	\$0.13	\$12.85		
2051	\$640,487	\$0.13	\$12.86		
2052	\$632,056	\$0.13	\$12.69		
2053	\$523,791	\$0.11	\$10.52		
2054	\$523,566	\$0.11	\$10.51		
2055	\$289,024	\$0.06	\$5.80		
2056	\$0	\$0.00	\$0.00		
2057	\$0	\$0.00	\$0.00		
2058	\$0	\$0.00	\$0.00		
Total	\$19,208,613				

Northeast Metropolitan Regional Vocational Technical High School					
Town of Wakefield					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$5,649,135,904	100%		\$79,827,180.19	100%
Residential	\$4,986,348,623	88%	\$12.73	\$63,476,217.97	80%
Commercial/Industrial	\$662,787,281	12%	\$24.67	\$16,350,962.22	20%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$147,923	\$0.02	\$2.36		
2024	\$145,527	\$0.02	\$2.32		
2025	\$439,126	\$0.07	\$7.00		
2026	\$799,672	\$0.13	\$12.75		
2027	\$800,375	\$0.13	\$12.76		
2028	\$816,676	\$0.13	\$13.02		
2029	\$799,703	\$0.13	\$12.75		
2030	\$800,297	\$0.13	\$12.76		
2031	\$800,016	\$0.13	\$12.76		
2032	\$800,047	\$0.13	\$12.76		
2033	\$799,578	\$0.13	\$12.75		
2034	\$800,172	\$0.13	\$12.76		
2035	\$799,813	\$0.13	\$12.75		
2036	\$800,078	\$0.13	\$12.76		
2037	\$799,750	\$0.13	\$12.75		
2038	\$800,390	\$0.13	\$12.76		
2039	\$799,594	\$0.13	\$12.75		
2040	\$800,125	\$0.13	\$12.76		
2041	\$800,343	\$0.13	\$12.76		
2042	\$799,844	\$0.13	\$12.76		
2043	\$800,187	\$0.13	\$12.76		
2044	\$800,141	\$0.13	\$12.76		
2045	\$800,078	\$0.13	\$12.76		
2046	\$799,969	\$0.13	\$12.76		
2047	\$799,781	\$0.13	\$12.75		
2048	\$799,875	\$0.13	\$12.76		
2049	\$800,203	\$0.13	\$12.76		
2050	\$800,328	\$0.13	\$12.76		
2051	\$800,609	\$0.13	\$12.77		
2052	\$790,070	\$0.13	\$12.60		
2053	\$654,738	\$0.10	\$10.44		
2054	\$654,457	\$0.10	\$10.44		
2055	\$361,280	\$0.06	\$5.76		
2056	\$0	\$0.00	\$0.00		
2057	\$0	\$0.00	\$0.00		
2058	\$0	\$0.00	\$0.00		
Total	\$24,010,766				

Northeast Metropolitan Regional Vocational Technical High School					
Town of Winchester					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$8,315,829,677	100%		\$106,477,801	100%
Residential	\$7,952,619,248	96%	\$12.83	\$102,032,105	96%
Commercial/Indu	\$363,210,429	4%	\$12.24	\$4,445,696	4%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$16,272	\$0.00	\$0.20		
2024	\$16,008	\$0.00	\$0.19		
2025	\$48,304	\$0.01	\$0.58		
2026	\$87,964	\$0.01	\$1.06		
2027	\$88,041	\$0.01	\$1.06		
2028	\$89,834	\$0.01	\$1.08		
2029	\$87,967	\$0.01	\$1.06		
2030	\$88,033	\$0.01	\$1.06		
2031	\$88,002	\$0.01	\$1.06		
2032	\$88,005	\$0.01	\$1.06		
2033	\$87,954	\$0.01	\$1.06		
2034	\$88,019	\$0.01	\$1.06		
2035	\$87,979	\$0.01	\$1.06		
2036	\$88,009	\$0.01	\$1.06		
2037	\$87,973	\$0.01	\$1.06		
2038	\$88,043	\$0.01	\$1.06		
2039	\$87,955	\$0.01	\$1.06		
2040	\$88,014	\$0.01	\$1.06		
2041	\$88,038	\$0.01	\$1.06		
2042	\$87,983	\$0.01	\$1.06		
2043	\$88,021	\$0.01	\$1.06		
2044	\$88,015	\$0.01	\$1.06		
2045	\$88,009	\$0.01	\$1.06		
2046	\$87,997	\$0.01	\$1.06		
2047	\$87,976	\$0.01	\$1.06		
2048	\$87,986	\$0.01	\$1.06		
2049	\$88,022	\$0.01	\$1.06		
2050	\$88,036	\$0.01	\$1.06		
2051	\$88,067	\$0.01	\$1.06		
2052	\$86,908	\$0.01	\$1.05		
2053	\$72,021	\$0.01	\$0.87		
2054	\$71,990	\$0.01	\$0.87		
2055	\$39,741	\$0.00	\$0.48		
2056	\$0	\$0.00	\$0.00		
2057	\$0	\$0.00	\$0.00		
2058	\$0	\$0.00	\$0.00		
Total	\$2,641,184				

Northeast Metropolitan Regional Vocational Technical High School					
Town of Winthrop					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$2,770,599,025	100%		\$35,131,195.64	100%
Residential	\$2,603,711,289	94%	\$12.68	\$33,015,059.14	94%
Commercial/Industrial	\$166,887,736	6%	\$12.68	\$2,116,136.49	6%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$84,316	\$0.03	\$3.04		
2024	\$82,950	\$0.03	\$2.99		
2025	\$250,302	\$0.09	\$9.03		
2026	\$455,813	\$0.16	\$16.45		
2027	\$456,214	\$0.16	\$16.47		
2028	\$465,505	\$0.17	\$16.80		
2029	\$455,831	\$0.16	\$16.45		
2030	\$456,169	\$0.16	\$16.46		
2031	\$456,009	\$0.16	\$16.46		
2032	\$456,027	\$0.16	\$16.46		
2033	\$455,760	\$0.16	\$16.45		
2034	\$456,098	\$0.16	\$16.46		
2035	\$455,893	\$0.16	\$16.45		
2036	\$456,044	\$0.16	\$16.46		
2037	\$455,858	\$0.16	\$16.45		
2038	\$456,222	\$0.16	\$16.47		
2039	\$455,769	\$0.16	\$16.45		
2040	\$456,071	\$0.16	\$16.46		
2041	\$456,196	\$0.16	\$16.47		
2042	\$455,911	\$0.16	\$16.46		
2043	\$456,107	\$0.16	\$16.46		
2044	\$456,080	\$0.16	\$16.46		
2045	\$456,044	\$0.16	\$16.46		
2046	\$455,982	\$0.16	\$16.46		
2047	\$455,875	\$0.16	\$16.45		
2048	\$455,929	\$0.16	\$16.46		
2049	\$456,116	\$0.16	\$16.46		
2050	\$456,187	\$0.16	\$16.47		
2051	\$456,347	\$0.16	\$16.47		
2052	\$450,340	\$0.16	\$16.25		
2053	\$373,201	\$0.13	\$13.47		
2054	\$373,041	\$0.13	\$13.46		
2055	\$205,930	\$0.07	\$7.43		
2056	\$0	\$0.00	\$0.00		
2057	\$0	\$0.00	\$0.00		
2058	\$0	\$0.00	\$0.00		
Total	\$13,686,137				

Northeast Metropolitan Regional Vocational Technical High School					
City of Woburn					
Estimated Pro Rata Share of Debt Service and Residential Tax Impact					
			Tax Rates	FY2021 Levy	
FY2021 Total Assessed Value	\$8,930,323,158	100%		\$116,657,347.93	100%
Residential	\$6,466,359,162	72%	\$9.33	\$60,331,130.98	52%
Commercial/Industrial	\$2,463,963,996	28%	\$22.86	\$56,326,216.95	48%
Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value		
2023	\$168,633	\$0.01	\$1.35		
2024	\$165,901	\$0.01	\$1.33		
2025	\$500,603	\$0.04	\$4.00		
2026	\$911,626	\$0.07	\$7.29		
2027	\$912,427	\$0.07	\$7.30		
2028	\$931,010	\$0.07	\$7.45		
2029	\$911,662	\$0.07	\$7.29		
2030	\$912,338	\$0.07	\$7.30		
2031	\$912,018	\$0.07	\$7.29		
2032	\$912,053	\$0.07	\$7.29		
2033	\$911,519	\$0.07	\$7.29		
2034	\$912,196	\$0.07	\$7.30		
2035	\$911,786	\$0.07	\$7.29		
2036	\$912,089	\$0.07	\$7.29		
2037	\$911,715	\$0.07	\$7.29		
2038	\$912,445	\$0.07	\$7.30		
2039	\$911,537	\$0.07	\$7.29		
2040	\$912,142	\$0.07	\$7.30		
2041	\$912,392	\$0.07	\$7.30		
2042	\$911,822	\$0.07	\$7.29		
2043	\$912,214	\$0.07	\$7.30		
2044	\$912,160	\$0.07	\$7.30		
2045	\$912,089	\$0.07	\$7.29		
2046	\$911,964	\$0.07	\$7.29		
2047	\$911,751	\$0.07	\$7.29		
2048	\$911,858	\$0.07	\$7.29		
2049	\$912,231	\$0.07	\$7.30		
2050	\$912,374	\$0.07	\$7.30		
2051	\$912,694	\$0.07	\$7.30		
2052	\$900,680	\$0.07	\$7.20		
2053	\$746,402	\$0.06	\$5.97		
2054	\$746,081	\$0.06	\$5.97		
2055	\$411,859	\$0.03	\$3.29		
2056	\$0	\$0.00	\$0.00		
2057	\$0	\$0.00	\$0.00		
2058	\$0	\$0.00	\$0.00		
Total	\$27,372,274				