

Source of Loan USDA Rural Development - Loan Rate at 2.75 % until the end of March

Scenario 1

<u>Borrow</u> <u>20 years</u>	<u>Annual</u> <u>Payment</u>	<u>Life of the</u> <u>Loan</u>	<u>Tax Rate</u> <u>Increase</u>	<u>Assessed</u> <u>Value</u>	<u>Annual Tax</u> <u>Increase</u>	<u>Life of the</u> <u>Loan 20 yrs</u>
\$ 160,000	\$ 10,454	\$ 209,080	\$0.0061	\$ 150,000	\$ 9.15	\$ 183
				\$ 200,000	\$ 12.20	\$ 244
				\$ 225,000	\$ 13.73	\$ 275
				\$ 250,000	\$ 15.25	\$ 305
				\$ 300,000	\$ 18.30	\$ 366

Scenario 2

<u>Borrow</u> <u>30 years</u>	<u>Annual</u> <u>Payment</u>	<u>Life of the</u> <u>Loan</u>	<u>Tax Rate</u> <u>Increase</u>	<u>Assessed</u> <u>Value</u>	<u>Annual Tax</u> <u>Increase</u>	<u>Life of the</u> <u>Loan 30 yrs</u>
\$ 160,000	\$ 7,868	\$ 236,040	\$0.0046	\$ 150,000	\$ 6.90	\$ 207
				\$ 200,000	\$ 9.20	\$ 276
				\$ 225,000	\$ 10.35	\$ 311
				\$ 250,000	\$ 11.50	\$ 345
				\$ 300,000	\$ 13.80	\$ 414

Scenario 3

<u>Borrow</u> <u>20 years</u>	<u>Annual</u> <u>Payment</u>	<u>Life of the</u> <u>Loan</u>	<u>Tax Rate</u> <u>Increase</u>	<u>Assessed</u> <u>Value</u>	<u>Annual Tax</u> <u>Increase</u>	<u>Life of the</u> <u>Loan 20 yrs</u>
\$ 145,000	\$ 9,474	\$ 189,480	\$0.0055	\$ 150,000	\$ 8.25	\$ 165
				\$ 200,000	\$ 11.00	\$ 220
				\$ 225,000	\$ 12.38	\$ 248
				\$ 250,000	\$ 13.75	\$ 275
				\$ 300,000	\$ 16.50	\$ 330

Scenario 4

<u>Borrow</u> <u>30 years</u>	<u>Annual</u> <u>Payment</u>	<u>Life of the</u> <u>Loan</u>	<u>Tax Rate</u> <u>Increase</u>	<u>Assessed</u> <u>Value</u>	<u>Annual Tax</u> <u>Increase</u>	<u>Life of the</u> <u>Loan 30 yrs</u>
\$ 145,000	\$ 7,132	\$ 213,960	\$0.0042	\$ 150,000	\$ 6.30	\$ 189
				\$ 200,000	\$ 8.40	\$ 252
				\$ 225,000	\$ 9.45	\$ 284
				\$ 250,000	\$ 10.50	\$ 315
				\$ 300,000	\$ 12.60	\$ 378

Scenario 5

<u>Borrow</u> <u>20 years</u>	<u>Annual</u> <u>Payment</u>	<u>Life of the</u> <u>Loan</u>	<u>Tax Rate</u> <u>Increase</u>	<u>Assessed</u> <u>Value</u>	<u>Annual Tax</u> <u>Increase</u>	<u>Life of the</u> <u>Loan 20 yrs</u>
\$ 295,000	\$ 19,224	\$ 384,480	\$0.0112	\$ 150,000	\$ 16.80	\$ 336
				\$ 200,000	\$ 22.40	\$ 448
				\$ 225,000	\$ 25.20	\$ 504
				\$ 250,000	\$ 28.00	\$ 560
				\$ 300,000	\$ 33.60	\$ 672

Scenario 6

<u>Borrow</u> <u>30 years</u>	<u>Annual</u> <u>Payment</u>	<u>Life of the</u> <u>Loan</u>	<u>Tax Rate</u> <u>Increase</u>	<u>Assessed</u> <u>Value</u>	<u>Annual Tax</u> <u>Increase</u>	<u>Life of the</u> <u>Loan 30 yrs</u>
\$ 295,000	\$ 14,484	\$ 434,520	\$0.0085	\$ 150,000	\$ 12.75	\$ 383
				\$ 200,000	\$ 17.00	\$ 510
				\$ 225,000	\$ 19.13	\$ 574
				\$ 250,000	\$ 21.25	\$ 638
				\$ 300,000	\$ 25.50	\$ 765

Scenario 1	Assumes Grant amount of \$ 135,000	20 yr loan
Scenario 2	Assumes Grant amount of \$ 135,000	30 yr loan
Scenario 3	Assumes Grant amount of \$ 150,000	20 yr loan
Scenario 4	Assumes Grant amount of \$ 150,000	30 yr loan
Scenario 5	Assumes No Grant	20 yr loan
Scenario 6	Assumes No Grant	30 yr loan