Medford High School Building Project
Tax Impact Presentation

City of Medford

June 1, 2026

Building a new High School the Community Can Afford

Mayor Lungo-Koehn supports delivering a modern high school that serves Medford students for generations to come. As project planning continues, affordability remains a critical consideration. This presentation provides information on project costs, tax impacts, and the factors residents should understand in order to provide feedback to the School Building Committee.



How did we get here?

1970: 1 building built to support 2 schools

2017: School Committee voted to combine the 2 high schools

2025: New schedule supports comprehensive high school model



Why are we doing this?

- The existing building in its current layout does not support the collaborative and forward-thinking vision our students deserve.
- Vocational spaces and academic spaces are still separate which does not support crosspollination of ideas.
- The current building’s layout and infrastructure do not support modern education that seeks to prepare students for the real world.

High School Highlights

- **628** students in Honors and AP (over 50% of students!)
- **723** students enrolled in CTE (over 50% of students!)
- **300%** increase in fine arts and music participation with new schedule
- **3** seasons of Unified Sports teams
- Award-winning clubs and teams

Medford's Robust CTE Programming

Automotive Tech
BioTechnology
Business Marketing
Carpentry
Construction & Craft Laborers
Cosmetology
Culinary
Early Childhood
Electrical
Engineering & Robotics
Film & TV Production
Graphic Design
Health Assisting
Metal Fabrication & Welding
Programming & Web Development
Grade 9 Exploratory
Cooperative Education Program
+ new programs for SY 26/27

Medford Comprehensive HS – District Share Projections Using PSR Comparative Costs

Option	High School Only – District Share	High School + Existing PROG	High School + All Prog
A1.1 Code Upgrade	$528,950,000	NA	NA
B1.2 Add/Reno	$450,000,000	$517,200,000	$575,900,000
C2.2 Add/Reno	$465,000,000	$532,700,000	$591,400,000
C3.4 Add/Reno	$481,000,000	$548,500,000	$607,200,000
D1.1 New Build	$440,200,000	$507,800,000	$566,500,000
D1.1 District Share w/ New Pool	$463,400,000	$531,000,000	$589,800,000
D2.1 New Build	$458,000,000	$525,500,000	$584,300,000
D2.1 District Share w/ New Pool	$481,200,000	$548,800,000	$607,500,000

Note: The district share projections above are based on the Preferred Schematic Report comparative cost analysis. These comparative costs are calculated on a cost per square foot basis and are subject to change. The final district share will not be known until an actual construction estimate is completed in the Schematic Design phase. The SD estimate will be provided to the MSBA and used to confirm the total project cost, the MSBA's reimbursement and the districts share which will be set at the MSBA Board of Directors meeting in April 2027.

Medford's Existing Needs/Liabilities Total Over $950 Million

Project	Cost
FY27-28 Equipment and Vehicles	$3 Million
Pension Liability	$96 Million
Recreation Center	$3 Million
OPEB	$257 Million
Chevalier Theatre Upgrades	$500,000
Hormel Stadium Upgrades	$2 Million
City Hall HVAC	$1.5 Million
Accounting Software	$2 Million
City Hall ADA Bathroom Renovations	$1.2 Million
Hegner Center Remodel	$2 Million - $4 Million
Lead Line Replacement	$70 Million

Continued…(Projects most likely have to be on City debt)

Project	Cost
New Fire Station Headquarters	$30 Million
Oak Grove Design/Construction	$4 Million
School District HVAC	$15.8 Million
Oak Grove Cemetery Roads	$3.2 Million
Oak Grove Cemetery Building	$2 Million
Freedom Way Road Reconstruction	$20 Million
Streets/Sidewalks Backlog	$200 Million
Water/Sewer Infrastructure Work	$250 Million

Medford's Debt Plan

City of Medford, Massachusetts

$	25,775,000	Andrews & McGlynn HVAC
$	15,000,000	HVAC (est. local share after MSBA reimbursement) commence 2027
$	35,000,000	New Fire Headquarters - commence late fiscal 2028
$	20,000,000	Freedom Way - commence late 2029
$	25,000,000	Emergent Capital Facilities & Street/Sidewalks - commence late 2031
$	25,000,000	Emergent Capital Facilities & Street /Sidewalks II - commence late 2035
$	25,000,000	Emergent Capital Facilities & Street/Sidewalks III - commence late 2039

Est. Rates	
3.75%	Est. 15yr Bond Rate
4.00%	Est. 20yr Bond Rate
4.25%	Est. 25yr Bond Rate
4.50%	Est. 30yr Bond Rate

Financing Plan

	A	B	C	D	E	F	G	H	I	J	K	L	M	N (B thru M)	O (A+N)
Fiscal Year	Existing Tax Supported Debt Service	Est. BAN interest	$25.775M HVAC dated September 2026 - 25yrs	$15M Add'l HVAC dated May 2027 - 25yrs	$17.5M Fire Station 1 dated May 2028 - 25yrs	$17.5M Fire Station 2 dated May 2029 - 25yrs	$20M Freedom Way dated May 2029 - 15yrs	$19M Capital 1 dated May 2031 - 25yrs	$6M Street/Sidewalks dated May 2031 - 15yrs	$19M Capital II dated May 2035 - 25yrs	$6M Street/Sidewalks dated May 2035 - 15yrs	$19M Capital III dated May 2039 - 25yrs	$6M Street/Sidewalks dated May 2039 - 15yrs	Projected Debt	Existing + Projected Debt
2027	5,263,503	1,028,136	547,719											1,575,855	6,839,357
2028	5,025,121		1,672,900	987,500										2,660,400	7,685,521
2029	4,929,334		1,672,294	987,625	1,148,750									3,808,669	8,738,003
2030	4,861,663		1,675,519	987,113	1,151,538	1,148,750	1,770,000							6,732,919	11,594,581
2031	4,807,049		1,672,575	985,963	1,148,475	1,151,538	1,766,750							6,725,300	11,532,349
2032	4,741,825		1,673,463	984,175	1,149,775	1,148,475	1,767,188	1,247,500	530,000					8,500,575	13,242,400
2033 *	4,669,719		1,673,075	986,750	1,150,225	1,149,775	1,766,125	1,248,800	528,563					8,503,313	13,173,031
2034	4,312,681		1,676,306	983,475	1,149,825	1,150,225	1,768,563	1,249,250	531,750					8,509,394	12,822,075
2035	2,498,338		1,673,156	984,563	1,148,575	1,149,825	1,769,313	1,248,850	529,375					8,503,656	11,001,994
2036	2,382,063		1,673,625	984,800	1,151,475	1,148,575	1,768,375	1,247,600	531,625	1,247,500	530,000			10,283,575	12,665,638
2037	2,301,788		1,672,606	984,188	1,148,313	1,151,475	1,765,750	1,250,500	528,313	1,248,800	528,563			10,278,506	12,580,294
2038	2,305,913		1,674,994	987,725	1,149,300	1,148,313	1,766,438	1,247,338	529,625	1,249,250	531,750			10,284,731	12,590,644
2039	2,259,500		1,675,681	985,200	1,149,225	1,149,300	1,765,250	1,248,325	530,375	1,248,850	529,375			10,281,581	12,541,081
2040	2,257,581		1,674,669	986,825	1,148,088	1,149,225	1,767,188	1,248,250	530,563	1,247,600	531,625	1,247,500	530,000	12,061,531	14,319,113
2041	2,205,128		1,671,956	987,388	1,150,888	1,148,088	1,767,063	1,247,113	530,188	1,250,500	528,313	1,248,800	528,563	12,058,856	14,263,984
2042	2,192,334		1,672,438	986,888	1,152,413	1,150,888	1,769,875	1,249,913	529,250	1,247,338	529,625	1,249,250	531,750	12,069,625	14,261,959
2043	2,193,375		1,675,900	985,325	1,147,663	1,152,413	1,765,438	1,246,438	532,750	1,248,325	530,375	1,248,850	529,375	12,062,850	14,256,225
2044	2,202,625		1,672,344	982,700	1,151,850	1,147,663	1,768,938	1,246,900	530,500	1,248,250	530,563	1,247,600	531,625	12,058,931	14,261,556
2045	2,200,100		1,671,769	984,013	1,149,550	1,151,850		1,251,088	532,688	1,247,113	530,188	1,250,500	528,313	10,297,069	12,497,169
2046	2,196,200		1,673,963	984,050	1,150,975	1,149,550		1,248,788	529,125	1,249,913	529,250	1,247,338	529,625	10,292,575	12,488,775
2047	1,384,400		1,673,819	987,813	1,150,913	1,150,975		1,250,213		1,246,438	532,750	1,248,325	530,375	9,771,619	11,156,019
2048	1,173,550		1,676,231	985,088	1,149,363	1,150,913		1,250,150		1,246,900	530,500	1,248,250	530,563	9,767,956	10,941,506
2049	1,170,400		1,676,094	986,088	1,151,325	1,149,363		1,248,600		1,251,088	532,688	1,247,113	530,188	9,772,544	10,942,944
2050	1,136,800		1,673,406	985,600	1,151,588	1,151,325		1,250,563		1,248,788	529,125	1,249,913	529,250	9,769,556	10,906,356
2051			1,673,063	983,625	1,150,150	1,151,588		1,245,825		1,250,213		1,246,438	532,750	9,233,650	9,233,650
2052			1,674,850	985,163	1,152,013	1,150,150		1,249,600		1,250,150		1,246,900	530,500	9,239,325	9,239,325
2053					1,151,963	1,152,013		1,246,463		1,248,600		1,251,088	532,688	6,582,813	6,582,813
2054						1,151,963		1,246,625		1,250,563		1,248,788	529,125	5,427,063	5,427,063
2055								1,249,875		1,245,825		1,250,213		3,745,913	3,745,913
2056								1,251,000		1,249,600		1,250,150		3,750,750	3,750,750
2057										1,246,463		1,248,600		2,495,063	2,495,063
2058										1,246,625		1,250,563		2,497,188	2,497,188
2059										1,249,875		1,245,825		2,495,700	2,495,700
2060										1,251,000		1,249,600		2,500,600	2,500,600
2061												1,246,463		1,246,463	1,246,463
2062												1,246,625		1,246,625	1,246,625
2063												1,249,875		1,249,875	1,249,875
2064												1,251,000		1,251,000	1,251,000
TOTAL	$70,670,988	$1,028,136	$42,394,413	$24,639,638	$28,754,213	$28,754,213	$26,512,250	$31,215,563	$7,954,688	$31,215,563	$7,954,688	$31,215,563	$7,954,688	$269,593,611	$340,264,599

*Rates are estimated, subject to change.
*All bonds amortized on a level debt service basis.

Average Tax Bill Dollar Change with $440M Debt Exclusion

Fiscal Year	1 Family	Condo	2 Family	3 Family	Apartment
FY 2029	$325	$231	$385	$447	$2,812
FY 2030	$650	$462	$770	$893	$5,623
FY 2031	$987	$701	$1,168	$1,356	$8,533
FY 2032	$1,161	$824	$1,374	$1,595	$10,036
FY 2033	$1,248	$886	$1,477	$1,714	$10,788
FY 2034	$1,248	$886	$1,477	$1,714	$10,788
FY 2035	$1,248	$886	$1,477	$1,714	$10,788

- **FY26 is the only year with known inputs. As projections extend farther into the future, the likelihood of modeling inaccuracies increases.**

Average Tax Bill Dollar Change with $532.7M Debt Exclusion

Fiscal Year	1 Family	Condo	2 Family	3 Family	Apartment
FY 2029	$394	$279	$466	$541	$3,402
FY 2030	$787	$559	$932	$1,081	$6,805
FY 2031	$1,194	$848	$1,414	$1,641	$10,326
FY 2032	$1,405	$997	$1,663	$1,930	$12,145
FY 2033	$1,510	$1,072	$1,788	$2,074	$13,055
FY 2034	$1,510	$1,072	$1,788	$2,074	$13,055
FY 2035	$1,510	$1,072	$1,788	$2,074	$13,055

- **FY26 is the only year with known inputs. As projections extend farther into the future, the likelihood of modeling inaccuracies increases.**

Average Tax Bill Dollar Change with $607M Debt Exclusion

Fiscal Year	1 Family	Condo	2 Family	3 Family	Apartment
FY 2029	$449	$318	$531	$616	$3,878
FY 2030	$897	$637	$1,062	$1,232	$7,757
FY 2031	$1,361	$966	$1,612	$1,870	$11,770
FY 2032	$1,601	$1,137	$1,896	$2,200	$13,844
FY 2033	$1,721	$1,222	$2,038	$2,364	$14,881
FY 2034	$1,721	$1,222	$2,038	$2,364	$14,881
FY 2035	$1,721	$1,222	$2,038	$2,364	$14,881

- **FY26 is the only year with known inputs. As projections extend farther into the future, the likelihood of modeling inaccuracies increases.**

$440 Million Debt Exclusion Impact on top 10 Apartment Buildings by Valuation

Location	State Use Code	# of Units	FY26 RE Tax Bill	FY26 RE Tax w Debt Service Added to FY26 Levy	Annual $ Change	Annual % Change	Annual $ Change per Unit
61 LOCUST ST	0112	350	$1,421,008	$1,659,764	$238,756	16.80%	$682
5 CABOT RD	1124	297	$1,075,618	$1,256,342	$180,724	16.80%	$608
3600 MYSTIC VLLY PY	1124	465	$966,935	$1,129,397	$162,463	16.80%	$349
100 RIVERS EDGE DR	1124	222	$834,934	$975,219	$140,284	16.80%	$632
55 STATION LANDING	0112	190	$812,675	$949,219	$136,544	16.80%	$719
3780 MYSTIC VLLY PY	1124	163	$605,161	$706,840	$101,678	16.80%	$624
75 STATION LANDING	0112	168	$568,187	$663,653	$95,466	16.80%	$568
99 RIVERSIDE AV	1124	200	$535,663	$625,665	$90,001	16.80%	$450
50 STATION LANDING	0112	122	$532,281	$621,714	$89,433	16.80%	$733
34 BRAINARD AV	1124	137	$472,115	$551,440	$79,324	16.80%	$579

Mixed Use (0112) have some commercial space. 61 Locust is approximately 95% residential. 50,55 and 75 SL are all greater than 80% residential. For purposes of this example, the residential rate was applied to the entire valuation on mixed use buildings.

$532.5 Million Debt Exclusion Impact on top 10 Apartment Buildings by Valuation

Location	State Use Code	# of Units	FY26 RE Tax Bill	FY26 RE Tax w Debt Service Added to FY26 Levy	Annual $ Change	Annual % Change	Annual $ Change per Unit
61 LOCUST ST	0112	350	$1,421,008	$1,710,808	$289,800	20.39%	$828
5 CABOT RD	1124	297	$1,075,618	$1,294,979	$219,361	20.39%	$739
3600 MYSTIC VLLY PY	1124	465	$966,935	$1,164,131	$197,196	20.39%	$424
100 RIVERS EDGE DR	1124	222	$834,934	$1,005,211	$170,276	20.39%	$767
55 STATION LANDING	0112	190	$812,675	$978,412	$165,737	20.39%	$872
3780 MYSTIC VLLY PY	1124	163	$605,161	$728,578	$123,416	20.39%	$757
75 STATION LANDING	0112	168	$568,187	$684,063	$115,876	20.39%	$690
99 RIVERSIDE AV	1124	200	$535,663	$644,906	$109,243	20.39%	$546
50 STATION LANDING	0112	122	$532,281	$640,834	$108,553	20.39%	$890
34 BRAINARD AV	1124	137	$472,115	$568,398	$96,283	20.39%	$703

Mixed Use (0112) have some commercial space. 61 Locust is approximately 95% residential. 50,55 and 75 SL are all greater than 80% residential. For purposes of this example, the residential rate was applied to the entire valuation on mixed use buildings.

$607 Million Debt Exclusion Impact on top 10 Apartment Buildings by Valuation

Location	State Use Code	# of Units	FY26 RE Tax Bill	FY26 RE Tax w Debt Service Added to FY26 Levy	Annual $ Change	Annual % Change	Annual $ Change per Unit
61 LOCUST ST	0112	350	$1,421,008	$1,750,326	$329,318	23.17%	$941
5 CABOT RD	1124	297	$1,075,618	$1,324,892	$249,274	23.17%	$839
3600 MYSTIC VLLY PY	1124	465	$966,935	$1,191,021	$224,087	23.17%	$482
100 RIVERS EDGE DR	1124	222	$834,934	$1,028,430	$193,496	23.17%	$872
55 STATION LANDING	0112	190	$812,675	$1,001,012	$188,337	23.17%	$991
3780 MYSTIC VLLY PY	1124	163	$605,161	$745,407	$140,246	23.17%	$860
75 STATION LANDING	0112	168	$568,187	$699,864	$131,677	23.17%	$784
99 RIVERSIDE AV	1124	200	$535,663	$659,803	$124,140	23.17%	$621
50 STATION LANDING	0112	122	$532,281	$655,637	$123,356	23.17%	$1,011
34 BRAINARD AV	1124	137	$472,115	$581,528	$109,413	23.17%	$799

Mixed Use (0112) have some commercial space. 61 Locust is approximately 95% residential. 50,55 and 75 SL are all greater than 80% residential. For purposes of this example, the residential rate was applied to the entire valuation on mixed use buildings.

Senior Residence Breakdown

- Total Seniors in Medford per Registrar: **12,818**
- Seniors in residential parcel class 101 (Single homes): **5,895**
- Seniors in residential parcel class 102 (Condos): **1,312**
- Seniors in residential parcel classes 104+105 (2/3 Family Homes): **2,552**
- Seniors in all other residential parcel classes (Apartments and Mixed Use): **3,059**



Senior Tax Relief Programs Can Help Offset Property Tax Impacts

MA Senior Circuit Breaker Tax Credit

Eligible seniors may qualify for a **refundable state income tax credit of up to $2,820**, helping offset a portion of property taxes or rent paid annually.

Who Qualifies?
- Age 65 or older
- Massachusetts resident

Income Limits:
- Individual: Up to **$75,000**
- Head of Household: Up to **$94,000**
- Married Filing Jointly: Up to **$112,000**

Homeowners:
- Property taxes (plus 50% of water/sewer costs) exceed 10% of annual income
- Home assessed at less than **$1.298 million**

Renters:
- 25% of annual rent exceeds 10% of annual income

Property Tax Impact on Various Dwellings if $440M Debt Exclusion was Added in FY26

	Single Family 101	Condo 102	Two Family 104	3 Family 105	Apt. 111-125	Comm 300-393	Industry 400-442
FY26 Avg Assessed	$860,609	$610,936	$1,018,827	$1,182,090	$7,440,075	$2,075,889	$2,390,749
FY26 Avg Tax Bill	$7,427.06	$5,272.38	$8,792.48	$10,201.44	$64,207.85	$34,625.83	$39,877.70
Avg Tax Bill w/ $440M debt service added to FY26 levy	$8,675	$6,158	$10,270	$11,915	$74,996	$40,438	$46,572
Tax Bill Change ($)	$1,248	$886	$1,477	$1,714	$10,788	$5,812	$6,694
Tax Bill Change (%)	16.80%	16.80%	16.80%	16.80%	16.80%	16.80%	16.80%

Property Tax Impact on Various Dwellings if $532.7M Debt Exclusion was Added in FY26

	Single Family 101	Condo 102	Two Family 104	3 Family 105	Apt. 111-125	Comm 300-393	Industry 400-442
FY26 Avg Assessed	$860,609	$610,936	$1,018,827	$1,182,090	$7,440,075	$2,075,889	$2,390,749
FY26 Avg Tax Bill	$7,427.06	$5,272.38	$8,792.48	$10,201.44	$64,207.85	$34,625.83	$39,877.70
Avg Tax Bill w/ $532.7M debt service added to FY26 levy	$8,942	$6,348	$10,586	$12,282	$77,302	$41,663	$47,982
Tax Bill Change ($)	$1,515	$1,075	$1,793	$2,080	$13,095	$7,037	$8,105
Tax Bill Change (%)	20.39%	20.39%	20.39%	20.39%	20.39%	20.39%	20.39%

Property Tax Impact on Various Dwellings if $607M Debt Exclusion was Added in FY26

	Single Family 101	Condo 102	Two Family 104	3 Family 105	Apt. 111-125	Comm 300-393	Industry 400-442
FY26 Avg Assessed	$860,609	$610,936	$1,018,827	$1,182,090	$7,440,075	$2,075,889	$2,390,749
FY26 Avg Tax Bill	$7,427.06	$5,272.38	$8,792.48	$10,201.44	$64,207.85	$34,625.83	$39,877.70
Avg Tax Bill w/ $607M debt service added to FY26 levy	$9,148	$6,494	$10,830	$12,566	$79,088	$42,660	$49,130
Tax Bill Change ($)	$1,721	$1,222	$2,038	$2,364	$14,880	$8,034	$9,252
Tax Bill Change (%)	23.17%	23.17%	23.17%	23.17%	23.17%	23.17%	23.17%

$440M Debt Exclusion Percent of Tax Levy

	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Base Tax Levy (prop 2.5)	$177,612,782	$184,292,563	$191,184,127	$198,293,665	$205,627,541	$213,192,294	$220,994,647
New Growth	$2,184,840	$2,228,537	$2,273,108	$2,318,570	$2,364,941	$2,412,240	$2,460,485
FISCAL YEAR LEVY before DE	$179,797,622	$186,521,100	$193,457,235	$200,612,235	$207,992,482	$215,604,534	$223,455,132
FISCAL YEAR LEVY with DE	**$186,840,822**	**$200,607,500**	**$214,831,857**	**$225,753,481**	**$235,017,039**	**$242,629,091**	**$250,479,689**
DE as % of Levy	3.77%	7.02%	9.95%	11.14%	11.50%	11.14%	10.79%

$532.7M Debt Exclusion Percent of Levy

	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Base Tax Levy (prop 2.5)	$177,612,782	$184,292,563	$191,184,127	$198,293,665	$205,627,541	$213,192,294	$220,994,647
New Growth	$2,184,840	$2,228,537	$2,273,108	$2,318,570	$2,364,941	$2,412,240	$2,460,485
FISCAL YEAR LEVY before DE	$179,797,622	$186,521,100	$193,457,235	$200,612,235	$207,992,482	$215,604,534	$223,455,132
FISCAL YEAR LEVY with DE	**$188,320,822**	**$203,567,500**	**$219,323,345**	**$231,036,455**	**$240,695,757**	**$248,307,809**	**$256,158,407**
DE as % of Levy	4.53%	8.37%	11.79%	13.17%	13.59%	13.17%	12.77%

$607M Debt Exclusion Percent of Levy

	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Base Tax Levy (prop 2.5)	$177,612,782	$184,292,563	$191,184,127	$198,293,665	$205,627,541	$213,192,294	$220,994,647
New Growth	$2,184,840	$2,228,537	$2,273,108	$2,318,570	$2,364,941	$2,412,240	$2,460,485
FISCAL YEAR LEVY before DE	$179,797,622	$186,521,100	$193,457,235	$200,612,235	$207,992,482	$215,604,534	$223,455,132
FISCAL YEAR LEVY with DE	**$189,512,822**	**$205,951,500**	**$222,940,813**	**$235,291,391**	**$245,269,427**	**$252,881,479**	**$260,732,077**
DE as % of Levy	5.13%	9.43%	13.22%	14.74%	15.20%	14.74%	14.30%

Debt Service Breakdown if Borrowing $440 Million

Year	Amount	Proportion of Levy
2029	$7,043,200	3.77%
2030	$14,086,400	7.02%
2031	$21,374,623	9.95%
2032	$25,141,246	11.14%
2033	$27,024,557	11.50%
2034	$27,024,557	11.14%
2035	$27,024,557	10.79%

Debt Service Breakdown if Borrowing $532.7 Million

Year	Amount	Proportion of Levy
2029	$8,523,200	4.53%
2030	$17,046,400	8.37%
2031	$25,866,110	11.79%
2032	$30,424,220	13.17%
2033	$32,703,275	13.59%
2034	$32,703,275	13.17%
2035	$32,703,275	12.77%

Debt Service Breakdown if Borrowing $607 Million

Year	Amount	Proportion of Levy
2029	$9,715,200	5.13%
2030	$19,430,400	9.43%
2031	$29,483,578	13.22%
2032	$34,679,156	14.74%
2033	$37,276,945	15.20%
2034	$37,276,945	14.74%
2035	$37,276,945	14.30%

Estimated Tax Impact of $440M Debt Exclusion

RESIDENTIAL DWELLING VALUE	FY26 RE TAX	FY26 RE TAX with DE	ANNUAL TAX IMPACT	MONTHLY TAX IMPACT
$400,000	$3,452	$4,032	$580	$48
$500,000	$4,315	$5,040	$725	$60
$600,000	$5,178	$6,048	$870	$72
$700,000	$6,041	$7,056	$1,015	$85
$800,000	$6,904	$8,064	$1,160	$97
$900,000	$7,767	$9,072	$1,305	$109
$1,000,000	$8,630	$10,080	$1,450	$121
$1,100,000	$9,493	$11,088	$1,595	$133
$1,200,000	$10,356	$12,096	$1,740	$145
$1,300,000	$11,219	$13,104	$1,885	$157
$1,400,000	$12,082	$14,112	$2,030	$169
$1,500,000	$12,945	$15,120	$2,175	$181
$1,600,000	$13,808	$16,128	$2,320	$193
$1,700,000	$14,671	$17,136	$2,465	$205
$1,800,000	$15,534	$18,144	$2,610	$218
$1,900,000	$16,397	$19,152	$2,755	$230
$2,000,000	$17,260	$20,160	$2,900	$242
$2,100,000	$18,123	$21,168	$3,045	$254
$2,200,000	$18,986	$22,176	$3,190	$266

Estimated Tax Impact of $532.7M Debt Exclusion

RESIDENTIAL DWELLING VALUE	FY26 RE TAX	FY26 RE TAX with DE	ANNUAL TAX IMPACT	MONTHLY TAX IMPACT
$400,000	$3,452	$4,156	$704	$59
$500,000	$4,315	$5,195	$880	$73
$600,000	$5,178	$6,234	$1,056	$88
$700,000	$6,041	$7,273	$1,232	$103
$800,000	$6,904	$8,312	$1,408	$117
$900,000	$7,767	$9,351	$1,584	$132
$1,000,000	$8,630	$10,390	$1,760	$147
$1,100,000	$9,493	$11,429	$1,936	$161
$1,200,000	$10,356	$12,468	$2,112	$176
$1,300,000	$11,219	$13,507	$2,288	$191
$1,400,000	$12,082	$14,546	$2,464	$205
$1,500,000	$12,945	$15,585	$2,640	$220
$1,600,000	$13,808	$16,624	$2,816	$235
$1,700,000	$14,671	$17,663	$2,992	$249
$1,800,000	$15,534	$18,702	$3,168	$264
$1,900,000	$16,397	$19,741	$3,344	$279
$2,000,000	$17,260	$20,780	$3,520	$293
$2,100,000	$18,123	$21,819	$3,696	$308
$2,200,000	$18,986	$22,858	$3,872	$323

Estimated Tax Impact of $607M Debt Exclusion

RESIDENTIAL DWELLING VALUE	FY26 RE TAX	FY26 RE TAX with DE	ANNUAL TAX IMPACT	MONTHLY TAX IMPACT
$400,000	$3,452	$4,252	$800	$67
$500,000	$4,315	$5,315	$1,000	$83
$600,000	$5,178	$6,378	$1,200	$100
$700,000	$6,041	$7,441	$1,400	$117
$800,000	$6,904	$8,504	$1,600	$133
$900,000	$7,767	$9,567	$1,800	$150
$1,000,000	$8,630	$10,630	$2,000	$167
$1,100,000	$9,493	$11,693	$2,200	$183
$1,200,000	$10,356	$12,756	$2,400	$200
$1,300,000	$11,219	$13,819	$2,600	$217
$1,400,000	$12,082	$14,882	$2,800	$233
$1,500,000	$12,945	$15,945	$3,000	$250
$1,600,000	$13,808	$17,008	$3,200	$267
$1,700,000	$14,671	$18,071	$3,400	$283
$1,800,000	$15,534	$19,134	$3,600	$300
$1,900,000	$16,397	$20,197	$3,800	$317
$2,000,000	$17,260	$21,260	$4,000	$333
$2,100,000	$18,123	$22,323	$4,200	$350
$2,200,000	$18,986	$23,386	$4,400	$367

Estimate Annual Maintenance Costs

Maintenance	Cost Per Year
Cleaning	$1 Million (up to $1.2M-$1.4M if standard compensation ordinance is enacted)
HVAC Maintenance	$50,000 - $100,000
Elevator Maintenance	$10,000/year per elevator
Utilities	$2 Million Note: in FY25 Electricity cost was $690,000

Note: Costs are based on today's current rates. Estimated costs will rise over the next 5-6 years. The cost to maintain the building would be greater than current costs due to the city and school department needing to keep the building looking new for as long as possible.

Where do we go from here?

- The City and MPS will work together over the summer to develop a plan to reduce cost by reducing spaces that are beyond the high school educational programming needs.
- In September 2026, that plan will be presented to the community for consideration and feedback before asking the SBC to vote to finalize scope for this project to right-size the building and in doing so reduce cost.
- The City will continue to think creatively about project funding and ways to lessen the impact on the residents of Medford.