County Tax Shift		Result of step:	Math in step:		
Step 1	$8,441,350,000.00	Step 1: county state valuation	from state data		
Step 2	$ 38,923,000.00	Step 2: average new value of district	= Projected District Value - Current District Value		
Step 3	19.52%	Step 3: municipality's current share of county tax:	= Current State Municipal Valuation/Current State County Valuation		
Step 4	19.89%	Step 4: minicipality's share of county tax if new value from district were added	= Current State Municipal Valuation+Average New Value/(Current State County Valuation +Average New Value)		
Step 4.5	1.893%	Step 4.5: percent shift formula:	= (new value-original value)/original value *100		
Step 5	**$ 44,453.65**	Step 5: estimated county tax shift for first year of TIF	= percent shift * county tax $		
		County State Valuation 2025	$	8,441,350,000.00	from state data
		Current State Municipal Valuation Topsham (FY 2025)	$	1,647,650,000.00	
		Projected District Value	$	40,000,000.00	from developer estimate
		Current District Value	$	1,077,000.00	from assessor
		2025-2026 county tax $:	$	2,348,927.00	

	Maine School Administrative District No. 75							
	Essential Programs and Services Allocation / Municipal Cost-Sharing Calculation							
	FY 2026 - Preliminary Allocation							
						school mill rate	0.0061	
1	**100% EPS Allocation (per state formula):**	**$38,937,746.63**						
		Total (with TIF)	Bowdoin	Bowdoinham	Harpswell	**Topsham without TIF**	**Topsham with TIF**	
2	Number of Total Pupils	2,290.5	456.0	404.5	329.5	1,100.5	1,100.5	estimate of 10 students added due to development (not much weight on tax shift since constant with or without TIF)
3	% of Total Pupils	100.00%	19.91%	17.66%	14.39%	48.05%	48.05%	
4	**% of Operating Allocation**	$38,937,746.63	$7,751,850.02	$6,876,366.96	$5,601,391.62	$18,708,138.03	**$18,708,138.03**	
5	**Average State Valuation of Town Property**	$4,391,656,000	$327,116,667	$401,900,000	$2,375,200,000	$1,326,356,333	$1,287,433,333	$38,923,000 not added to Topsham valuation with TIF
6	**% of Total District Valuation**	100.00%	7.45%	9.15%	54.08%	29.94%	29.32%	lower % of total district valuation with TIF
7	**Required Local Contribution (State)**							
8	**(Lesser of 6.10 mills times the State Valuation/Town Allocation)**	$17,887,185.07	$1,995,411.67	$2,451,590.00	$5,586,840.07	$8,090,773.63	**$7,853,343.33**	mill rate x valuation (higher expected local contribution without TIF due to higher valuation)
9	**Local Cost Sharing %** (See Proposed)	100.00%	13.68%	13.41%	34.23%	38.99%	38.68%	avg of enrollment% and valuation%
10	**Local Only Contribution (Local Sharing Formula)**							
11	Local Only Debt Service (P+I) for State Approved Construction Proj	$491,308.34	$67,203.42	$65,853.22	$168,199.31	$191,567.83	$190,042.39	
12	Adult Education/Adult Voc. Education	$175,393.00	$23,991.06	$23,512.62	$60,045.76	$68,388.12	$67,843.56	
13	Other Additional Local Contribution	$15,832,252.83	$2,165,608.54	$2,122,420.95	$5,420,168.66	$6,080,634.13	$6,124,054.67	
14	**Total Local Only Contribution (District)**	$16,498,954.17	$2,256,803.02	$2,211,796.79	$5,648,413.75	$6,340,590.09	**$6,381,940.61**	cost sharing% x local only contribution expected by district
15	**Total Contribution (State and District)**	$34,386,139.24	$4,252,214.69	$4,663,386.79	$11,235,253.82	$14,431,363.72	**$14,235,283.94**	total contribution from topsham without or with TIF
16	FY 25 Contribution (for comparison)	$31,557,335.00	$3,824,208.00	$4,225,581.00	$10,368,954.00	$13,138,592.00	$13,138,592.00	
17	Local Contribution Increase (Decrease)	$2,828,804.24	$428,006.69	$437,805.79	$866,299.82	$1,292,771.72	$1,096,691.94	
18	% Local Contribution Increase	8.96%	11.19%	10.36%	8.35%	9.84%	8.35%	
19	Local Contribution % Change among towns	0.00%						
20	State Contribution (per EPS model)	$21,050,561.76	$5,792,137.70	$4,455,966.29	$39,664.34	$10,762,793.43	$10,762,793.43	
21	Total Other Revenues (assume $50K other revenue ar	$2,515,000.00						
			$57,876,308.00			savings	$196,079.78	found by subtracting Topsham's total contribution with TIF from Topsham's total without TIF
23	**Maintenance of Effort Budget (including Adult Ed)**	$58,051,701.00	$ 175,393.00					
			$58,051,701.00					
	FY 2026 Total Budget: $57,876,308; an increase of	$58,051,701.00						

State Revenue Sharing Shift					
			Calculations and Notes		
Step 1:	85.78462	step 1: computed number without TIF	=(population*property tax)/town worth without TIF= state "computed number")		
Step 2:	87.811139	step 2: computed number with TIF	=(population*property tax)/town worth with TIF= state "computed number")		
Step 3:	2.36%	step 3: percent difference with or without TIF	=((computed number step 2/ computed number step 1)-1) percent		
Step 4:	$39,752.01	step 4: savings	=step 3 %diff*state revenue sharing 2025		
		Value Inputs:			
		State Revenue Sharing 2025	$ 1,682,743.00		
			Value without TIF	Value with TIF	
		Topsham Population 2023 Census	9990	9990	state revenue sharing population projection plus estimated 300 from the development population addition
		Local Property Tax Levied FY 2025	$14,482,685.00	$14,482,685.00	from budget book FY 2025 2026
		Topsham Municipal Valuation	$1,686,573,000.00	$1,647,650,000.00	Sagadahoc County Maine Revenue Services Municipal Valuation 2025
		New Value From District	$ 38,923,000.00	$ 38,923,000.00	from developer estimate
	formula from https://www.maine.gov/treasurer/revenue-sharing/monthly-distributions/calculate-revenue-sharing				

total savings	**$ 280,285.44**	
county	$ 44,453.65	
state revenue	$ 39,752.01	
school	$ 196,079.78	assuming three years into the TIF but with current values.