Attachment E

Summary of Financial Impact

Summary of Financial Impact of the Proposed Weatherford Artificial Lift Systems, Inc. Project on the Finances of the Katy Independent School District Under a Requested Chapter 313 Property Value Limitation

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Final Report

Prepared by

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TEXAS SCHOOL FINANCE EXPERTS

Estimated Impact of the Proposed Weatherford Artificial Lift Systems, Inc. Project on the Finances of the Katy Independent School District under a Requested Chapter 313 Property Value Limitation

Introduction

Weatherford Artificial Lift Systems, Inc. (Weatherford) has requested that the Katy Independent School District (KISD) consider granting a property value limitation under Chapter 313 of the Tax Code, also known as the Texas Economic Development Act. In an application submitted to KISD on June 18, 2012, Weatherford proposes to invest $124 million to construct a new manufacturing facility for oil field service equipment in KISD.

The Weatherford project is consistent with the state's goal to "encourage large scale capital investments in this state." When enacted as House Bill 1200 in 2001, Chapter 313 of the Tax Code granted eligibility to companies engaged in manufacturing, research and development, and renewable electric energy production to apply to school districts for property value limitations. Subsequent legislative changes expanded eligibility to clean coal projects, nuclear power generation and data centers, among others.

Under the provisions of Chapter 313, KISD may offer a minimum value limitation of $30 million. The provisions of Chapter 313 call for the project to be fully taxable in the 2013-14 and 2014-15 school years, unless the District and the Company agree to an extension of the start of the two-year qualifying time period. For the purpose of this analysis, it is assumed that the qualifying time period will be the 2013-14 and 2014-15 school years. Beginning the 2015-16 school year, the project would go on the local tax roll at $30 million and remain at that level of taxable value for eight years for maintenance and operations (M&O) taxes.

The full taxable value of the project could be assessed for debt service taxes on voter-approved bond issues throughout the limitation period, with KISD currently levying a $0.40 per $100 I&S tax rate. The full taxable value of the investment is expected to reach $81 million in the 2014-15 school year, with depreciation expected to reduce the value of the project most of the years when the value limitation is in effect.

In the case of the Weatherford project, the agreement calls for a calculation of the revenue impact of the value limitation in years 3-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. KISD would experience a revenue loss as a result of the implementation of the value limitation in the 2015-16 school year (-$524,925), with smaller revenue losses anticipated for the 2018-19 and 2023-24 school years.

Under the assumptions outlined below, the potential tax benefits under a Chapter 313 agreement could reach an estimated $2.8 million over the course of the agreement. This amount is net of any anticipated revenue losses for the District.

School Finance Mechanics

Under the current school finance system, the property values established by the Comptroller's Office that are used to calculate state aid and recapture lag by one year, a practical consequence of the fact that the Comptroller's Office needs this time to conduct its property value study and now the planned audits of appraisal district operations in alternating years. A taxpayer receiving a value limitation pays M&O taxes on the reduced value for the project in years 3-10 and receives a tax bill for I&S taxes based on the full project value throughout the qualifying and value limitation period (and thereafter). The school funding formulas use the Comptroller's property values that reflect a reduction due to the property value limitation in years 4-11 as a result of the one-year lag in property values.

The third year is often problematical financially for a school district that approves a Chapter 313 value limitation. The implementation of the value limitation often results in a revenue loss to the school district in the third year of the agreement that would not be reimbursed by the state, but require some type of compensation from the applicant under the revenue protection provisions of the agreement. In years 4-10, smaller revenue losses would be anticipated when the state property values are aligned at the minimum value established by the Board on both the local tax roll and the corresponding state property value study, assuming a similar deduction is made in the state property values.

Under the HB 1 system adopted in 2006, most school districts received additional state aid for tax reduction (ASATR) that was used to maintain their target revenue amounts established at the revenue levels under old law for the 2005-06 or 2006-07 school years, whichever was highest. In terms of new Chapter 313 property value limitation agreements, adjustments to ASATR funding often moderated the impact of the reduced M&O collections as a result of the limitation, in contrast with the earlier formula-driven finance system.

House Bill 3646 as enacted in 2009 created more "formula" school districts that were less dependent on ASATR state aid than had been the case previously. The formula reductions enacted under Senate Bill 1 (SB 1) as approved in the First Called Session in 2011 are designed to make $4 billion in reductions to the existing school funding formulas for the 2011-12 and 2012-13 school years. For the 2011-12 school year, across-the-board reductions were made that reduced each district's WADA count and resulted in an estimated 786 school districts still receiving ASATR to maintain their target revenue funding levels, while an estimated 241 districts operating directly on the state formulas.

For the 2012-13 school year, the SB 1 changes called for smaller across-the-board reductions and funding ASATR-receiving target revenue districts at 92.35 percent of the level provided for under the existing funding formula. These changes result in a reduction to 403 target revenue or ASATR districts, compared with 624 formula districts in that year.

For the 2013-14 school year and beyond, the ASATR reduction percentage will be set in the General Appropriations Act. The recent legislative session also saw the adoption of a statement of legislative intent to no longer fund target revenue (through ASATR) by the 2017-18 school year. It is likely that ASATR state funding will be reduced in future years and eliminated by the 2017-18 school year, based on current state policy.

Based on the estimates presented below, KISD is classified as a formula district under all the scenarios presented. ASATR does not appear to be an issue for KISD with or without the proposed value limitation in place.

One key element in any analysis of the school finance implications is the provision for revenue protection in the agreement between the school district and the applicant. In the case of the Weatherford project, the agreement calls for a calculation of the revenue impact of the value limitation in years 3-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. This meets the statutory requirement under Section 313.027(f)(1) of the Tax Code to provide school district revenue protection language in the agreement.

Underlying Assumptions

There are several approaches that can be used to analyze the future revenue stream of a school district under a value limitation. Whatever method is used, a reasonable analysis requires the use of a multi-year forecasting model that covers the years in which the agreement is in effect. The Chapter 313 application now requires 15 years of data and analysis on the project being considered for a property value limitation.

In this case, KISD provided recent estimates for enrollment growth and property value increases that are used to establish the base model. In the case of the out-years, enrollment and property values are projected on the basis of the underlying growth trends. The current SB 1 reductions are reflected in the underlying models and maintained beyond the 2012-13 school year. The projected taxable values of the Weatherford project are then factored into the base model used here. The impact of the limitation value for the proposed Weatherford project is isolated separately and the focus of this analysis.

Student enrollment counts begin at 60,693 students in average daily attendance in the 2012-13 school year. The District's local tax base is expected to reach $20.8 billion for the 2012 tax year. Both the enrollment and taxable value estimates show increases over the forecast period. An M&O tax rate of $1.13 is used throughout this analysis. (As a Harris County district operating under a different tax authorization statute, KISD is allowed to levy this M&O rate without seeking voter approval.) KISD has estimated state property wealth per weighted ADA or WADA of approximately $277,595 for the 2012-13 school year. The enrollment and property value assumptions for the 15 years that are the subject of this analysis are summarized in Table 1.

School Finance Impact

School finance models were prepared for KISD under the assumptions outlined above through the 2027-28 school year. Beyond the 2012-13 school year, no attempt was made to forecast the 88th percentile or Austin yield that influence future state funding beyond the projected level for that school year. In the analyses for other districts and applicants on earlier projects, these changes appeared to have little impact on the revenue associated with the implementation of the property value limitation, since the baseline and other models incorporate the same underlying assumptions.

Under the proposed agreement, a model is established to make a calculation of the "Baseline Revenue" by adding the value of the proposed Weatherford facility to the model, but without assuming that a value limitation is approved. The results of the model are shown in Table 2.

A second model is developed which adds the Weatherford value but imposes the proposed property value limitation effective in the third year, which in this case is the 2015-16 school year. The results of this model are identified as "Value Limitation Revenue Model" under the revenue

protection provisions of the proposed agreement (see Table 3). A summary of the differences between these models is shown in Table 4.

Under these assumptions, KISD would experience a revenue loss as a result of the implementation of the value limitation in the 2015-16 school year (-$524,925). The revenue reduction results largely from the one-year lag in the state property value study, which results in no offsetting state aid for a formula district like KISD. Smaller revenue losses are expected in the 2018-19 and 2023-24 school years in response to increased taxable values in each of those years prior to the application of the $30 million limitation.

The Comptroller's state property value study influences these calculations, as noted previously. At the school-district level, a taxpayer benefiting from a property value limitation has two property values assigned by the local appraisal district for their property covered by the limitation: (1) a reduced value for M&O taxes, and (2) the full taxable value for I&S taxes. This situation exists for the eight years that the value limitation is in effect. The Comptroller's Property Tax Assistance Division makes two value determinations for school districts granting Chapter 313 agreements, consistent with local practice. A consolidated single state property value had been provided previously.

Impact on the Taxpayer

Table 5 summarizes the impact of the proposed property value limitation in terms of the potential tax savings under the property value limitation agreement. The focus of this table is on the M&O tax rate only. As noted previously, the property is fully taxable in the first two years under the agreement. A $1.13 per $100 of taxable value M&O rate is assumed in 2012-13 and thereafter.

Under the assumptions used here, the potential tax savings from the value limitation total $2.7 million over the life of the agreement. In addition, Weatherford would be eligible for a tax credit for M&O and I&S taxes paid on value in excess of the value limitation in each of the first two qualifying years. The credit amount is paid out slowly through years 4-10 due to statutory limits on the scale of these payments over these seven years, with catch-up payments permitted in years 11-13. The tax credits are expected to total approximately $0.8 million over the life of the agreement, with no unpaid tax credits anticipated. The school district is to be reimbursed by the Texas Education Agency for the cost of these credits.

The key KISD revenue losses are expected to total approximately -$689,124 over the course of the agreement. The potential net tax benefits (inclusive of tax credits but after hold-harmless payments are made) are estimated to total $2.8 million over the life of the agreement.

Facilities Funding Impact

The Weatherford project remains fully taxable for debt services taxes, with KISD currently levying a $0.40 I&S rate. The value of the Weatherford project is expected to depreciate over the life of the agreement and beyond, but full access to the additional value is expected to enhance KISD's ability to meet its debt service obligations.

The Weatherford project is not expected to affect KISD in terms of enrollment. Continued expansion of the project and related development could result in additional employment in the

area and an increase in the school-age population, but this project is unlikely to have much impact on a stand-alone basis.

Conclusion

The proposed Weatherford manufacturing facility for oil field service equipment project enhances the tax base of KISD. It reflects continued capital investment in keeping with the goals of Chapter 313 of the Tax Code.

Under the assumptions outlined above, the potential tax savings for the applicant under a Chapter 313 agreement could reach an estimated $2.8 million. (This amount is net of any anticipated revenue losses for the District.) The additional taxable value also enhances the tax base of KISD in meeting its future debt service needs.

Table 1 – Base District Information with Weatherford Artificial Lift Systems, Inc Project Value and Limitation Values

Year of Agreement	School Year	ADA	WADA	M&O Tax Rate	I&S Tax Rate	CAD Value with Project	CAD Value with Limitation	CPTD with Project	CPTD With Limitation	CPTD Value with Project per WADA	CPTD Value with Limitation per WADA
Pre-Year 1	2012-13	60,693.25	73,747.67	$1.1266	$0.4000	$21,789,976,221	$21,789,976,221	$20,472,019,339	$20,472,019,339	$277,595	$277,595
1	2013-14	62,617.30	75,747.61	$1.1266	$0.3475	$22,843,840,641	$22,843,840,641	$21,469,909,887	$21,469,909,887	$283,440	$283,440
2	2014-15	64,263.02	77,738.02	$1.1266	$0.3400	$23,871,101,221	$23,871,101,221	$22,509,085,611	$22,509,085,611	$289,551	$289,551
3	2015-16	65,952.01	81,110.00	$1.1266	$0.3270	$24,908,730,161	$24,863,855,161	$23,362,557,384	$23,362,557,384	$288,035	$288,035
4	2016-17	67,685.38	83,241.35	$1.1266	$0.3270	$25,992,260,069	$25,953,538,402	$24,384,853,104	$24,339,978,104	$292,942	$292,402
5	2017-18	69,464.31	85,428.71	$1.1266	$0.3270	$27,123,504,123	$27,091,035,790	$25,452,376,987	$25,413,655,320	$297,937	$297,484
6	2018-19	71,289.99	87,673.57	$1.1266	$0.3270	$28,315,107,023	$28,278,445,356	$26,566,912,686	$26,534,444,353	$303,021	$302,650
7	2019-20	73,163.66	89,977.42	$1.1266	$0.3270	$29,547,212,196	$29,517,957,196	$27,741,074,089	$27,704,412,422	$308,312	$307,904
8	2020-21	75,086.57	92,341.82	$1.1266	$0.3270	$30,833,802,502	$30,811,857,502	$28,954,972,449	$28,925,717,449	$313,563	$313,246
9	2021-22	77,060.02	94,768.37	$1.1266	$0.3270	$32,177,117,781	$32,162,532,781	$30,222,557,047	$30,200,612,047	$318,910	$318,678
10	2022-23	79,085.33	97,258.69	$1.1266	$0.3270	$33,593,595,927	$33,572,474,260	$31,546,032,668	$31,531,447,668	$324,352	$324,202
11	2023-24	81,163.88	99,814.46	$1.1266	$0.3270	$35,061,840,810	$35,061,840,810	$32,941,800,612	$32,920,678,945	$330,030	$329,819
12	2024-25	83,297.05	102,437.41	$1.1266	$0.3270	$36,594,769,745	$36,594,769,745	$34,388,426,552	$34,388,426,552	$335,702	$335,702
13	2025-26	85,486.29	105,129.29	$1.1266	$0.3270	$38,195,001,826	$38,195,001,826	$35,898,787,927	$35,898,787,927	$341,473	$341,473
14	2026-27	87,733.07	107,891.92	$1.1266	$0.3270	$39,865,709,827	$39,865,709,827	$37,475,462,209	$37,475,462,209	$347,343	$347,343
15	2027-28	90,038.90	110,727.16	$1.1266	$0.3270	$41,609,778,984	$41,609,778,984	$39,121,578,718	$39,121,578,718	$353,315	$353,315

*Tier II Yield: $47.65; AISD Yield: $59.97; Equalized Wealth: $476,500 per WADA

Table 2– "Baseline Revenue Model"--Project Value Added with No Value Limitation

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Excess Formula Reduction	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2012-13	$232,313,897	$172,590,651	$0	$0	$0	$8,417,002	$9,766,567	$0	$423,088,117
1	2013-14	$243,315,758	$172,802,386	$0	$0	$0	$8,820,733	$9,842,095	$0	$434,780,973
2	2014-15	$253,732,905	$172,532,604	$0	$0	$0	$9,203,008	$9,857,720	$0	$445,326,236
3	2015-16	$264,742,946	$181,059,983	$0	$0	$0	$9,607,039	$10,395,155	$0	$465,805,123
4	2016-17	$276,131,929	$181,672,686	$0	$0	$0	$10,024,976	$10,497,812	$0	$478,327,403
5	2017-18	$288,022,495	$182,117,801	$0	$0	$0	$10,461,320	$10,595,659	$0	$491,197,274
6	2018-19	$300,551,315	$182,384,971	$0	$0	$0	$10,921,086	$10,692,531	$0	$504,549,902
7	2019-20	$313,501,826	$182,355,679	$0	$0	$0	$11,396,326	$10,770,789	$0	$518,024,620
8	2020-21	$327,025,175	$182,236,802	$0	$0	$0	$11,892,587	$10,852,399	$0	$532,006,964
9	2021-22	$341,144,856	$181,896,872	$0	$0	$0	$12,410,732	$10,927,269	$0	$546,379,728
10	2022-23	$356,038,622	$181,322,131	$0	$0	$0	$12,957,283	$10,999,675	$0	$561,317,710
11	2023-24	$371,469,218	$180,357,018	$0	$0	$0	$13,523,534	$11,050,157	$0	$576,399,927
12	2024-25	$387,584,443	$179,224,725	$0	$0	$0	$14,114,908	$11,100,058	$0	$592,024,134
13	2025-26	$404,407,211	$177,805,399	$0	$0	$0	$14,732,247	$11,140,765	$0	$608,085,622
14	2026-27	$421,970,908	$176,082,465	$0	$0	$0	$15,376,776	$11,171,802	$0	$624,601,951
15	2027-28	$440,305,838	$174,034,073	$0	$0	$0	$16,049,606	$11,192,220	$0	$641,581,736

Table 3– "Value Limitation Revenue Model"--Project Value Added with Value Limit

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Excess Formula Reduction	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2012-13	$232,313,897	$172,590,651	$0	$0	$0	$8,417,002	$9,766,567	$0	$423,088,117
1	2013-14	$243,315,758	$172,802,386	$0	$0	$0	$8,820,733	$9,842,095	$0	$434,780,973
2	2014-15	$253,732,905	$172,532,604	$0	$0	$0	$9,203,008	$9,857,720	$0	$445,326,236
3	2015-16	$264,255,280	$181,059,983	$0	$0	$0	$9,589,143	$10,375,791	$0	$465,280,198
4	2016-17	$275,711,132	$182,121,660	$0	$0	$0	$10,009,535	$10,519,421	$0	$478,361,747
5	2017-18	$287,669,654	$182,505,212	$0	$0	$0	$10,448,372	$10,614,588	$0	$491,237,826
6	2018-19	$300,152,904	$182,709,816	$0	$0	$0	$10,906,465	$10,704,628	$0	$504,473,814
7	2019-20	$313,183,906	$182,722,479	$0	$0	$0	$11,384,659	$10,789,067	$0	$518,080,111
8	2020-21	$326,786,694	$182,529,498	$0	$0	$0	$11,883,836	$10,867,400	$0	$532,067,428
9	2021-22	$340,986,358	$182,116,431	$0	$0	$0	$12,404,915	$10,939,098	$0	$546,446,802
10	2022-23	$355,809,088	$181,468,054	$0	$0	$0	$12,948,860	$11,003,598	$0	$561,229,601
11	2023-24	$371,469,218	$180,568,340	$0	$0	$0	$13,523,534	$11,065,923	$0	$576,627,015
12	2024-25	$387,584,443	$179,224,725	$0	$0	$0	$14,114,908	$11,100,058	$0	$592,024,134
13	2025-26	$404,407,211	$177,805,399	$0	$0	$0	$14,732,247	$11,140,765	$0	$608,085,622
14	2026-27	$421,970,908	$176,082,465	$0	$0	$0	$15,376,776	$11,171,802	$0	$624,601,951
15	2027-28	$440,305,838	$174,034,073	$0	$0	$0	$16,049,606	$11,192,220	$0	$641,581,736

Table 4 – Value Limit less Project Value with No Limit

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Excess Formula Reduction	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2012-13	$0	$0	$0	$0	$0	$0	$0	$0	$0
1	2013-14	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	2014-15	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	2015-16	-$487,666	$0	$0	$0	$0	-$17,896	-$19,364	$0	-$524,925
4	2016-17	-$420,797	$448,974	$0	$0	$0	-$15,442	$21,609	$0	$34,344
5	2017-18	-$352,840	$387,411	$0	$0	$0	-$12,948	$18,930	$0	$40,552
6	2018-19	-$398,410	$324,845	$0	$0	$0	-$14,620	$12,097	$0	-$76,088
7	2019-20	-$317,920	$366,800	$0	$0	$0	-$11,667	$18,278	$0	$55,491
8	2020-21	-$238,481	$292,696	$0	$0	$0	-$8,751	$15,001	$0	$60,464
9	2021-22	-$158,498	$219,559	$0	$0	$0	-$5,816	$11,829	$0	$67,074
10	2022-23	-$229,533	$145,923	$0	$0	$0	-$8,423	$3,924	$0	-$88,110
11	2023-24	$0	$211,322	$0	$0	$0	$0	$15,766	$0	$227,088
12	2024-25	$0	$0	$0	$0	$0	$0	$0	$0	$0
13	2025-26	$0	$0	$0	$0	$0	$0	$0	$0	$0
14	2026-27	$0	$0	$0	$0	$0	$0	$0	$0	$0

Table 5 - Estimated Financial impact of the Weatherford Artificial Lift Systems, Inc Project Property Value Limitation Request Submitted to KISD at $1.13 M&O Tax Rate

Year of Agreement	School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	Tax Credits for First Two Years Above Limit	Tax Benefit to Company Before Revenue Protection	School District Revenue Losses	Estimated Net Tax Benefits
Pre-Year 1	2012-13	$0	$0	$0	$1.127	$0	$0	$0	$0	$0	$0	$0
1	2013-14	$53,864,420	$53,864,420	$0	$1.127	$606,837	$606,837	$0	$0	$0	$0	$0
2	2014-15	$81,125,000	$81,125,000	$0	$1.127	$913,954	$913,954	$0	$0	$0	$0	$0
3	2015-16	$74,875,000	$30,000,000	$44,875,000	$1.127	$843,542	$337,980	$505,562	$0	$505,562	-$524,925	-$19,364
4	2016-17	$67,721,667	$30,000,000	$37,721,667	$1.127	$762,952	$337,980	$424,972	$120,690	$545,662	$0	$545,662
5	2017-18	$62,468,333	$30,000,000	$32,468,333	$1.127	$703,768	$337,980	$365,788	$120,690	$486,478	$0	$486,478
6	2018-19	$66,661,667	$30,000,000	$36,661,667	$1.127	$751,010	$337,980	$413,030	$120,690	$533,720	-$76,088	$457,632
7	2019-20	$59,255,000	$30,000,000	$29,255,000	$1.127	$667,567	$337,980	$329,587	$120,690	$450,277	$0	$450,277
8	2020-21	$51,945,000	$30,000,000	$21,945,000	$1.127	$585,212	$337,980	$247,232	$120,690	$367,922	$0	$367,922
9	2021-22	$44,585,000	$30,000,000	$14,585,000	$1.127	$502,295	$337,980	$164,315	$120,690	$285,005	$0	$285,005
10	2022-23	$51,121,667	$30,000,000	$21,121,667	$1.127	$575,937	$337,980	$237,957	$120,690	$358,647	-$88,110	$270,537
11	2023-24	$47,558,333	$47,558,333	$0	$1.127	$535,792	$535,792	$0	$0	$0	$0	$0
12	2024-25	$44,091,667	$44,091,667	$0	$1.127	$496,737	$496,737	$0	$0	$0	$0	$0
13	2025-26	$40,525,000	$40,525,000	$0	$1.127	$456,555	$456,555	$0	$0	$0	$0	$0
14	2026-27	$37,055,000	$37,055,000	$0	$1.127	$417,462	$417,462	$0	$0	$0	$0	$0
15	2027-28	$33,485,000	$33,485,000	$0	$1.127	$377,242	$377,242	$0	$0	$0	$0	$0
				Totals		$9,196,861	$6,508,418	$2,688,443	$844,831	$3,533,274	-$689,124	$2,844,150

Tax Credit for Value Over Limit in First 2 Years	Year 1	Year 2	Max Credits
	$268,857	$575,974	$844,831
	Credits Earned		$844,831
	Credits Paid		$844,831
	Excess Credits Unpaid		$0

***Note: School District Revenue-Loss estimates are subject to change based on numerous factors, including legislative and Texas Education Agency administrative changes to school finance formulas, year-to-year appraisals of project values, and changes in school district tax rates. One of the most substantial changes to the school finance formulas related to Chapter 313 revenue-loss projections could be the treatment of Additional State Aid for Tax Reduction (ASATR). Legislative intent is to end ASATR in 2017-18 school year. Additional information on the assumptions used in preparing these estimates is provided in the narrative of this Report.**