



AEC Rate Modelling Tool - Scenario 1 - One Year SRV

Rating Yield

Year	Current Rate Yield	Growth	Rate Peg	Additional Increase	Total Increase	Rate Increase	Rate Yield	Additional from
Year 1	\$8,700,482.21	0.00%	3.50%	51.50%	55.00%	\$4,785,265	\$13,485,747.43	\$4,480,748.34
Year 2	\$13,485,747.43	0.00%	2.50%	0.00%	2.50%	\$337,144	\$13,822,891.12	\$4,592,767.05
Year 3	\$13,822,891.12	0.00%	2.50%	0.00%	2.50%	\$345,572	\$14,168,463.40	\$4,707,586.22
Year 4	\$14,168,463.40	0.00%	2.50%	0.00%	2.50%	\$354,212	\$14,522,674.98	\$4,825,275.88
Year 5	\$14,522,674.98	0.00%	2.50%	0.00%	2.50%	\$363,067	\$14,885,741.85	\$4,945,907.78
Year 6	\$14,885,741.85	0.00%	2.50%	0.00%	2.50%	\$372,144	\$15,257,885.40	\$5,069,555.47
Year 7	\$15,257,885.40	0.00%	2.50%	0.00%	2.50%	\$381,447	\$15,639,332.54	\$5,196,294.36
Year 8	\$15,639,332.54	0.00%	2.50%	0.00%	2.50%	\$390,983	\$16,030,315.85	\$5,326,201.72
Year 9	\$16,030,315.85	0.00%	2.50%	0.00%	2.50%	\$400,758	\$16,431,073.75	\$5,459,356.76
Year 10	\$16,431,073.75	0.00%	2.50%	0.00%	2.50%	\$410,777	\$16,841,850.59	\$5,595,840.68

Rating Structure

Rating Category	Current % per category	Current Ad Valorem %	Current Base %	% per category	Ad Valorem %	Base %
Farmland	65.01%	73.07%	26.93%	65.01%	73.07%	26.93%
Residential	17.50%	58.14%	41.86%	17.50%	58.14%	41.86%
Res Non Urban	9.80%	65.51%	34.49%	9.80%	65.51%	34.49%
Business Crookwell	1.93%	73.65%	26.35%	1.93%	73.65%	26.35%
Business Gunning	0.54%	64.76%	35.24%	0.54%	64.76%	35.24%
Business Taralga	0.26%	65.92%	34.08%	0.26%	65.92%	34.08%
Business General	4.94%	95.98%	4.02%	4.94%	95.98%	4.02%
Mining	0.02%	87.50%	12.50%	0.02%	87.50%	12.50%
Total	100%			100.00%		

Year 1

Year	Rating Category	Rateable Properties	Land Value	Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	Additional from SRV
Year 1	Farmland	2,795	\$4,024,515,090	0.159185	\$844.75	\$6,406,424.35	\$2,361,076.25	73.1%	26.9%	\$8,767,500.60	65.01%	\$2,913,072.78
Year 1	Residential	2,360	\$477,079,370	0.287525	\$418.50	\$1,371,722.46	\$987,660.00	58.1%	41.9%	\$2,359,382.46	17.50%	\$783,923.85
Year 1	Res Non Urban	1,089	\$375,277,130	0.230640	\$418.50	\$865,539.17	\$455,746.50	65.5%	34.5%	\$1,321,285.67	9.80%	\$439,007.82
Year 1	Business Crookwell	164	\$19,159,650	1.001455	\$418.50	\$191,875.27	\$68,634.00	73.7%	26.3%	\$260,509.27	1.93%	\$86,556.31
Year 1	Business Gunning	61	\$8,278,060	0.566835	\$418.50	\$46,922.94	\$25,528.50	64.8%	35.2%	\$72,451.44	0.54%	\$24,072.58
Year 1	Business Taralga	29	\$5,169,840	0.454150	\$418.50	\$23,478.83	\$12,136.50	65.9%	34.1%	\$35,615.33	0.26%	\$11,833.48
Year 1	Business General	64	\$25,275,900	2.527585	\$418.50	\$638,869.86	\$26,784.00	96.0%	4.0%	\$665,653.86	4.94%	\$221,168.86
Year 1	Mining	1	\$323,000	0.907215	\$418.50	\$2,930.30	\$418.50	87.5%	12.5%	\$3,348.80	0.02%	\$1,112.67
	Total		\$4,935,078,040							\$13,485,747.43		\$4,480,748.34

Year 2

Year	Rating Category	Rateable Properties	Land Value	Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	Additional from SRV
Year 2	Farmland	2,795	\$4,024,515,090	0.163165	\$865.87	\$6,566,584.95	\$2,420,103.16	73.1%	26.9%	\$8,986,688.11	65.01%	\$2,985,899.60
Year 2	Residential	2,360	\$477,079,370	0.294713	\$428.96	\$1,406,015.52	\$1,012,351.50	58.1%	41.9%	\$2,418,367.02	17.50%	\$803,521.95
Year 2	Res Non Urban	1,089	\$375,277,130	0.236406	\$428.96	\$887,177.65	\$467,140.16	65.5%	34.5%	\$1,354,317.81	9.80%	\$449,983.02
Year 2	Business Crookwell	164	\$19,159,650	1.026491	\$428.96	\$196,672.15	\$70,349.85	73.7%	26.3%	\$267,022.00	1.93%	\$88,720.21
Year 2	Business Gunning	61	\$8,278,060	0.581006	\$428.96	\$48,096.01	\$26,166.71	64.8%	35.2%	\$74,262.73	0.54%	\$24,674.39
Year 2	Business Taralga	29	\$5,169,840	0.465504	\$428.96	\$24,065.80	\$12,439.91	65.9%	34.1%	\$36,505.71	0.26%	\$12,129.32
Year 2	Business General	64	\$25,275,900	2.590775	\$428.96	\$654,841.60	\$27,453.60	96.0%	4.0%	\$682,295.20	4.94%	\$226,698.08
Year 2	Mining	1	\$323,000	0.929895	\$428.96	\$3,003.56	\$428.96	87.5%	12.5%	\$3,432.52	0.02%	\$1,140.48
	Total		\$4,935,078,040							\$13,822,891.12		\$4,592,767.05

Year 3

Year	Rating Category	Rateable Properties	Land Value	Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	Additional from SRV
Year 3	Farmland	2,795	\$4,024,515,090	0.167244	\$887.52	\$6,730,749.58	\$2,480,605.74	73.1%	26.9%	\$9,211,355.31	65.01%	\$3,060,547.09
Year 3	Residential	2,360	\$477,079,370	0.302081	\$439.69	\$1,441,165.91	\$1,037,660.29	58.1%	41.9%	\$2,478,826.20	17.50%	\$823,609.99
Year 3	Res Non Urban	1,089	\$375,277,130	0.242316	\$439.69	\$909,357.09	\$478,818.67	65.5%	34.5%	\$1,388,175.76	9.80%	\$461,232.59

Year 3	Business Crookwell	164	\$19,159,650	1.052154	\$439.69	\$201,588.96	\$72,108.60	73.7%	26.3%	\$273,697.55	1.93%	\$90,938.22
Year 3	Business Gunning	61	\$8,278,060	0.595531	\$439.69	\$49,298.42	\$26,820.88	64.8%	35.2%	\$76,119.30	0.54%	\$25,291.25
Year 3	Business Taralga	29	\$5,169,840	0.477141	\$439.69	\$24,667.44	\$12,750.91	65.9%	34.1%	\$37,418.35	0.26%	\$12,432.55
Year 3	Business General	64	\$25,275,900	2.655544	\$439.69	\$671,212.64	\$28,139.94	96.0%	4.0%	\$699,352.58	4.94%	\$232,365.54
Year 3	Mining	1	\$323,000	0.953143	\$439.69	\$3,078.65	\$439.69	87.5%	12.5%	\$3,518.34	0.02%	\$1,169.00
	Total		\$4,935,078,040							\$14,168,463.40		\$4,707,586.22

Year 4

Year	Rating Category	Rateable Properties	Land Value Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	Additional from SRV	
Year 4	Farmland	2,795	\$4,024,515,090	0.171425	\$909.70	\$6,899,018.32	\$2,542,620.88	73.1%	26.9%	\$9,441,639.20	65.01%	\$3,137,060.77
Year 4	Residential	2,360	\$477,079,370	0.309633	\$450.68	\$1,477,195.06	\$1,063,601.79	58.1%	41.9%	\$2,540,796.85	17.50%	\$844,200.24
Year 4	Res Non Urban	1,089	\$375,277,130	0.248374	\$450.68	\$932,091.02	\$490,789.13	65.5%	34.5%	\$1,422,880.15	9.80%	\$472,763.41
Year 4	Business Crookwell	164	\$19,159,650	1.078458	\$450.68	\$206,628.68	\$73,911.31	73.7%	26.3%	\$280,539.99	1.93%	\$83,211.68
Year 4	Business Gunning	61	\$8,278,060	0.610419	\$450.68	\$50,530.88	\$27,491.40	64.8%	35.2%	\$78,022.28	0.54%	\$25,923.53
Year 4	Business Taralga	29	\$5,169,840	0.489070	\$450.68	\$25,284.13	\$13,069.68	65.9%	34.1%	\$38,353.81	0.26%	\$12,743.36
Year 4	Business General	64	\$25,275,900	2.721933	\$450.68	\$687,992.96	\$28,843.44	96.0%	4.0%	\$716,836.40	4.94%	\$238,174.67
Year 4	Mining	1	\$323,000	0.976971	\$450.68	\$3,155.62	\$450.68	87.5%	12.5%	\$3,606.30	0.02%	\$1,198.22
	Total		\$4,935,078,040						\$14,522,674.98		\$4,825,275.88	

Year 5

Year	Rating Category	Rateable Properties	Land Value Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	Additional from SRV	
Year 5	Farmland	2,795	\$4,024,515,090	0.175710	\$932.45	\$7,071,493.78	\$2,606,186.40	73.1%	26.9%	\$9,677,680.18	65.01%	\$3,215,487.28
Year 5	Residential	2,360	\$477,079,370	0.317374	\$461.95	\$1,514,124.93	\$1,090,191.84	58.1%	41.9%	\$2,604,316.77	17.50%	\$865,305.25
Year 5	Res Non Urban	1,089	\$375,277,130	0.254583	\$461.95	\$955,393.30	\$503,058.86	65.5%	34.5%	\$1,458,452.16	9.80%	\$484,582.49
Year 5	Business Crookwell	164	\$19,159,650	1.105419	\$461.95	\$211,794.40	\$75,759.09	73.7%	26.3%	\$287,553.49	1.93%	\$95,541.97
Year 5	Business Gunning	61	\$8,278,060	0.625680	\$461.95	\$51,794.15	\$28,178.69	64.8%	35.2%	\$79,972.83	0.54%	\$26,571.62
Year 5	Business Taralga	29	\$5,169,840	0.501297	\$461.95	\$25,916.23	\$13,396.43	65.9%	34.1%	\$39,312.66	0.26%	\$13,061.95
Year 5	Business General	64	\$25,275,900	2.789981	\$461.95	\$705,192.78	\$29,564.52	96.0%	4.0%	\$734,757.31	4.94%	\$244,129.04
Year 5	Mining	1	\$323,000	1.001396	\$461.95	\$3,234.51	\$461.95	87.5%	12.5%	\$3,696.45	0.02%	\$1,228.18
	Total		\$4,935,078,040						\$14,885,741.85		\$4,945,907.78	

Year 6

Year	Rating Category	Rateable Properties	Land Value Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	Additional from SRV	
Year 6	Farmland	2,795	\$4,024,515,090	0.180103	\$955.76	\$7,248,281.12	\$2,671,341.06	73.1%	26.9%	\$9,919,622.18	65.01%	\$3,295,874.47
Year 6	Residential	2,360	\$477,079,370	0.325308	\$473.49	\$1,551,978.06	\$1,117,446.64	58.1%	41.9%	\$2,669,424.69	17.50%	\$886,937.88
Year 6	Res Non Urban	1,089	\$375,277,130	0.260948	\$473.49	\$979,278.13	\$515,635.33	65.5%	34.5%	\$1,494,913.46	9.80%	\$496,697.05
Year 6	Business Crookwell	164	\$19,159,650	1.133054	\$473.49	\$217,089.26	\$77,653.07	73.7%	26.3%	\$294,742.33	1.93%	\$97,930.52
Year 6	Business Gunning	61	\$8,278,060	0.641322	\$473.49	\$53,089.00	\$28,883.15	64.8%	35.2%	\$81,972.16	0.54%	\$27,235.91
Year 6	Business Taralga	29	\$5,169,840	0.513829	\$473.49	\$26,564.14	\$13,731.34	65.9%	34.1%	\$40,295.48	0.26%	\$13,388.50
Year 6	Business General	64	\$25,275,900	2.859730	\$473.49	\$722,822.60	\$30,303.64	96.0%	4.0%	\$753,126.24	4.94%	\$250,232.27
Year 6	Mining	1	\$323,000	1.026431	\$473.49	\$3,315.37	\$473.49	87.5%	12.5%	\$3,788.86	0.02%	\$1,258.88
	Total		\$4,935,078,040						\$15,257,885.40		\$5,069,555.47	

Year 7

Year	Rating Category	Rateable Properties	Land Value Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	Additional from SRV	
Year 7	Farmland	2,795	\$4,024,515,090	0.184606	\$979.65	\$7,429,488.15	\$2,738,124.59	73.1%	26.9%	\$10,167,612.74	65.01%	\$3,378,271.33
Year 7	Residential	2,360	\$477,079,370	0.333441	\$485.33	\$1,590,777.51	\$1,145,382.80	58.1%	41.9%	\$2,736,160.31	17.50%	\$909,111.33
Year 7	Res Non Urban	1,089	\$375,277,130	0.267472	\$485.33	\$1,003,760.08	\$528,526.22	65.5%	34.5%	\$1,532,286.30	9.80%	\$509,114.48
Year 7	Business Crookwell	164	\$19,159,650	1.161381	\$485.33	\$222,516.49	\$79,594.40	73.7%	26.3%	\$302,110.89	1.93%	\$100,378.78
Year 7	Business Gunning	61	\$8,278,060	0.657355	\$485.33	\$54,416.23	\$29,605.23	64.8%	35.2%	\$84,021.46	0.54%	\$27,916.81
Year 7	Business Taralga	29	\$5,169,840	0.526675	\$485.33	\$27,228.24	\$14,074.62	65.9%	34.1%	\$41,302.86	0.26%	\$13,723.21
Year 7	Business General	64	\$25,275,900	2.931224	\$485.33	\$740,893.17	\$31,061.23	96.0%	4.0%	\$771,954.40	4.94%	\$256,488.07
Year 7	Mining	1	\$323,000	1.052091	\$485.33	\$3,398.25	\$485.33	87.5%	12.5%	\$3,883.59	0.02%	\$1,290.35
	Total		\$4,935,078,040						\$15,639,332.54		\$5,196,294.36	

Year 8

Year	Rating Category	Rateable Properties	Land Value Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	Additional from SRV	
Year 8	Farmland	2,795	\$4,024,515,090	0.189221	\$1,004.14	\$7,615,225.35	\$2,806,577.70	73.1%	26.9%	\$10,421,803.05	65.01%	\$3,462,728.11
Year 8	Residential	2,360	\$477,079,370	0.341777	\$497.46	\$1,630,546.94	\$1,174,017.37	58.1%	41.9%	\$2,804,564.32	17.50%	\$931,839.11

Year 8	Res Non Urban	1,089	\$375,277,130	0.274158	\$497.46	\$1,028,854.08	\$541,739.37	65.5%	34.5%	\$1,570,593.46	9.80%	\$521,842.34
Year 8	Business Crookwell	164	\$19,159,650	1.190415	\$497.46	\$228,079.40	\$81,584.26	73.7%	26.3%	\$309,663.66	1.93%	\$102,888.25
Year 8	Business Gunning	61	\$8,278,060	0.673789	\$497.46	\$55,776.63	\$30,345.36	64.8%	35.2%	\$86,122.00	0.54%	\$28,614.73
Year 8	Business Taralga	29	\$5,169,840	0.539842	\$497.46	\$27,908.95	\$14,426.48	65.9%	34.1%	\$42,335.43	0.26%	\$14,066.29
Year 8	Business General	64	\$25,275,900	3.004504	\$497.46	\$759,415.50	\$31,837.76	96.0%	4.0%	\$791,253.26	4.94%	\$262,900.28
Year 8	Mining	1	\$323,000	1.078394	\$497.46	\$3,483.21	\$497.46	87.5%	12.5%	\$3,980.68	0.02%	\$1,322.61
	Total		\$4,935,078,040							\$16,030,315.85		\$5,326,201.72

Year 9

Year	Rating Category	Rateable Properties	Land Value	Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	Additional from SRV
Year 9	Farmland	2,795	\$4,024,515,090	0.193951	\$1,029.25	\$7,805,605.99	\$2,876,742.14	73.1%	26.9%	\$10,682,348.13	65.01%	\$3,549,296.31
Year 9	Residential	2,360	\$477,079,370	0.350321	\$509.90	\$1,671,310.62	\$1,203,367.81	58.1%	41.9%	\$2,874,678.42	17.50%	\$955,135.09
Year 9	Res Non Urban	1,089	\$375,277,130	0.281012	\$509.90	\$1,054,575.44	\$555,282.86	65.5%	34.5%	\$1,609,858.29	9.80%	\$534,888.40
Year 9	Business Crookwell	164	\$19,159,650	1.220176	\$509.90	\$233,781.39	\$83,623.86	73.7%	26.3%	\$317,405.25	1.93%	\$105,460.46
Year 9	Business Gunning	61	\$8,278,060	0.690633	\$509.90	\$57,171.05	\$31,104.00	64.8%	35.2%	\$88,275.05	0.54%	\$29,330.10
Year 9	Business Taralga	29	\$5,169,840	0.553338	\$509.90	\$28,606.67	\$14,787.15	65.9%	34.1%	\$43,393.82	0.26%	\$14,417.95
Year 9	Business General	64	\$25,275,900	3.079617	\$509.90	\$778,400.88	\$32,633.70	96.0%	4.0%	\$811,034.59	4.94%	\$269,472.78
Year 9	Mining	1	\$323,000	1.105353	\$509.90	\$3,570.29	\$509.90	87.5%	12.5%	\$4,080.19	0.02%	\$1,355.68
	Total		\$4,935,078,040							\$16,431,073.75		\$5,459,356.76

Year 10

Year	Rating Category	Rateable Properties	Land Value	Ad Valorem	Base Rate	Ad Valorem Yield	Base Rate Yield	Ad Valorem %	Base Rate %	Total Rate Yield	% per category	Additional from SRV
Year 10	Farmland	2,795	\$4,024,515,090	0.198800	\$1,054.98	\$8,000,746.14	\$2,948,660.70	73.1%	26.9%	\$10,949,406.83	65.01%	\$3,638,028.72
Year 10	Residential	2,360	\$477,079,370	0.359079	\$522.65	\$1,713,093.38	\$1,233,452.00	58.1%	41.9%	\$2,946,545.38	17.50%	\$979,013.47
Year 10	Res Non Urban	1,089	\$375,277,130	0.288038	\$522.65	\$1,080,939.82	\$569,164.93	65.5%	34.5%	\$1,650,104.75	9.80%	\$548,260.61
Year 10	Business Crookwell	164	\$19,159,650	1.250680	\$522.65	\$239,625.92	\$85,714.46	73.7%	26.3%	\$325,340.38	1.93%	\$108,096.97
Year 10	Business Gunning	61	\$8,278,060	0.707899	\$522.65	\$58,600.32	\$31,881.60	64.8%	35.2%	\$90,481.92	0.54%	\$30,063.35
Year 10	Business Taralga	29	\$5,169,840	0.567171	\$522.65	\$29,321.84	\$15,156.83	65.9%	34.1%	\$44,478.66	0.26%	\$14,778.40
Year 10	Business General	64	\$25,275,900	3.156607	\$522.65	\$797,860.91	\$33,449.55	96.0%	4.0%	\$831,310.45	4.94%	\$276,209.60
Year 10	Mining	1	\$323,000	1.132987	\$522.65	\$3,659.55	\$522.65	87.5%	12.5%	\$4,182.20	0.02%	\$1,389.57
	Total		\$4,935,078,040							\$16,841,850.59		\$5,595,840.68