

Byron Power Station Real Property Tax  
Assessment Settlement Agreement

Board of Education  
Byron Community Unit School District No. 226

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Byron Station - Two Parcels

- 21-09-13-400-002
  - 97.5%
  - Byron School District
  - Rock Valley College
  
- 21-09-24-200-006
  - 2.5%
  - Oregon School District
  - Kishwaukee College

## 1997-2004

- Total Station EAV  
– \$471,790,435
- Byron School District Parcel  
– \$459,995,674
- Oregon School District Parcel  
– \$11,794,761

## 2005 Proposal

- Total Station EAV  
– \$330,000,000
- Byron School District Parcel  
– \$321,750,000
- Oregon School District Parcel  
– \$8,250,000

## 2005 Tax Year

- Supervisor of Assessments
  - \$390 Million
- Taxing Bodies
  - \$501.5 Million
- Exelon
  - \$280.8 Million
- Board of Review
  - \$366.4 Million

## 2006 Tax Year

- Supervisor of Assessments
  - \$531 Million
- Taxing Bodies
  - \$531 Million
- Exelon
  - \$269 Million, or \$181.6 Million to \$336 Million
- Board of Review
  - \$435.9 Million

## 2007 Tax Year

- Supervisor of Assessments
  - \$525 Million
- Taxing Bodies
  - \$525 Million
- Exelon
  - \$308 Million
- Board of Review
  - \$455.7 Million

## Settlement Agreement EAVs

- 2008
  - \$450 Million
    - Byron Parcel \$438,750,000
    - Oregon Parcel \$11,250,000
- 2009
  - \$460 Million
    - Byron Parcel \$448,500,000
    - Oregon Parcel \$11,500,000
- 2010
  - \$470 Million
    - Byron Parcel \$458,250,000
    - Oregon Parcel \$11,750,000
- 2011
  - \$480 Million
    - Byron Parcel \$468,000,000
    - Oregon Parcel \$12,000,000

## Settlement Agreement Maximum Taxes

- 2008 - \$ 28,616,291
- 2009 - \$ 29,237,325
- 2010 - \$ 29,871,641
- 2011 - \$ 30,424,743
- PILOTs - \$ 4,604,000
- Total - \$122,754,000

## Settlement vs. 2005 Proposal Maximum Taxes

Tax Year	Settlement	2005
2008	\$28,616,291	\$22,727,365
2009	\$29,237,325	\$22,727,365
2010	\$29,871,641	\$22,727,365
2011	\$30,424,743	\$22,727,365
PILOTs	\$4,604,000	\$-0-
Totals	\$122,754,000	\$90,909,460

## Byron School District Maximum Exelon Taxes

Tax Year	Settlement	2005
2008	\$16,266,224	\$10,687,643
2009	\$16,582,173	\$10,687,643
2010	\$16,908,878	\$10,687,643
2011	\$17,154,854	\$10,687,643
PILOTs	\$2,692,158	\$-0-
Totals	\$69,601,287	\$42,750,572

## Byron School District Maximum Tax Rates

Tax Year	Maximum Tax Rate
2008	3.70740%
2009	3.69725%
2010	3.68988%
2011	3.66493%