

Proposed Pay 2020 Property Tax Impact Worksheet

Taxing District: 2% Tax Rate Increase

STEP 1 - Calculate the Taxing District's Tax Rate:

Item		Actual Pay 2019 (A)	Proposed Pay 2020 (B)	% Change (C)
1. Levy before reduction for state aids		\$4,179,839	\$4,949,823	18.4%
2. State Aids	-	\$0	\$0	0.0%
3. Certified Property Tax Levy	=	\$4,179,839	\$4,949,823	18.4%
4. Fiscal Disparity Portion of Levy	-	\$199,221	\$249,327	25.2%
5. Local Portion of Levy	=	\$3,980,618	\$4,700,496	18.1%
6. Local Taxable Value	÷	17,361,919	20,091,583	15.7%
7. Local Tax Rate	=	22.927%	23.395%	2.0%
8. Market Value Referenda Levy		\$0	\$0	0.0%
9. Fiscal Disparity Portion of Levy (SDs only)	-	\$0	\$0	0.0%
10. Local Levy	=	\$0	\$0	0.0%
11. Referenda Market Value	÷	0	0	0.0%
12. Market Value Referenda Rate	=	0.00000%	0.00000%	0.0%

\$769,984 Change in Levy

This is an Estimate from Washington County

STEP 2 - Calculate the Impact of the Taxing District's Rate on Residential Homestead Taxes:

13. Assumes a 5.0% change in market value from 2019 to 2020, which is the city median change.

(D)	(E)	(F)	(G)	(H)	(I)
Taxable Market Value B/4 Credit	Homestead Market Value Exclusion	Taxable Market Value	Tax Capacity		Taxing District Net Tax
Actual Pay 2019					
Pay 2019 MV	76,000@.40% - rem up to 413799 @.09%	(D - E)	500,000@1.0% rem @ 1.25%		(A7 x G) + (A12 x D)
Estimated Tax District rate as % of total rate:				N/A	
14. 142,900	24,400	118,500	1,185		\$271.68
15. 397,000	1,500	395,500	3,955		\$906.76
16. 333,300	7,200	326,100	3,261		\$747.65
17. 476,200	0	476,200	4,762		\$1,091.78
18. 714,300	0	714,300	7,679		\$1,760.56

(D)	(E)	(F)	(G)	(H)	(I)
Taxable Market Value B/4 Credit	Homestead Market Value Exclusion	Taxable Market Value	Tax Capacity		Taxing District Net Tax
Proposed Pay 2020					
Pay 2020 MV X 1.05	76,000@.40% - rem up to 413799 @.09%	(D - E)	500,000@1.0% rem @ 1.25%		(B7 x G) + (B12 x D)
Estimated Tax District rate as % of total rate:					
20. 150,000	23,700	126,300	1,263		\$295.48
21. 416,812	0	416,812	4,168		\$975.10
22. 350,000	5,700	344,300	3,443		\$805.49
23. 500,000	0	500,000	5,000		\$1,169.75
24. 750,000	0	750,000	8,125		\$1,900.84

Total Change
Annual Increase Monthly incr.

\$23.80	\$ 1.98
\$68.34	\$ 5.70
\$57.84	\$ 4.82
\$77.97	\$ 6.50
\$140.28	\$ 11.69

Impact from Market Shifts
and Fiscal Disparities
Annual Increase Monthly incr.

(\$24.60)	\$ (2.05)
(\$91.37)	\$ (7.61)
(\$74.10)	\$ (6.18)
(\$113.63)	\$ (9.47)
(\$171.07)	\$ (14.26)

Impact from Levy Incr
Annual Increas Monthly incr.

\$48.40	\$ 4.03
\$159.71	\$ 13.31
\$131.94	\$ 11.00
\$191.60	\$ 15.97
\$311.35	\$ 25.95

(D)	(E)	(F)	(G)	(H)	(I)
Taxable Market Value B/4 Credit	Homestead Market Value Exclusion	Taxable Market Value	Tax Capacity		Taxing District Net Tax
Percentage Change from 2018 to 2019					
26. 5.0%	-2.9%	6.6%	6.6%		8.8%
27. 5.0%	-100.0%	5.4%	5.4%		7.5%
28. 5.0%	-20.8%	5.6%	5.6%		7.7%
29. 5.0%	0.0%	5.0%	5.0%		7.1%
30. 5.0%	0.0%	5.0%	5.8%		8.0%