

Property Tax Calculations
Residential Properties:

2011 Valuations

2012 Valuations

Avg MV Decrease was 4.3%

ISD #11 Example

Estimated MV	\$ 205,600
Less: 2012 MVHC Exclusion	\$ -
Taxable Market Value	\$ 205,600
Class Rate	1%
Net Tax Capacity	\$ 2,056
Total Tax Cap. Rate	110.413%
Gross Tax	\$ 2,270
Less: 2011 MVHC	\$ (187)
Net Tax	\$ 2,083

\$ 193,100
\$ (19,900)
\$ 173,200
1%
\$ 1,732
113.119%
\$ 1,959
\$ -
\$ 1,959

Net Tax Increase(Decrease)
6% MV decrease

\$ (124) 6% decrease

ISD #728 Example

Estimated MV	\$ 368,400
Less: 2012 MVHC Exclusion	\$ -
Taxable Market Value	\$ 368,400
Class Rate	1%
Net Tax Capacity	\$ 3,684
Total Tax Cap. Rate	129.903%
Gross Tax	\$ 4,786
Less: 2011 MVHC	\$ (41)
Net Tax	\$ 4,745

\$ 360,700
\$ (4,200)
\$ 356,500
1%
\$ 3,565
137.164%
\$ 4,890
\$ -
\$ 4,890

2% MV Decrease

\$ 145 3% increase

ISD #728 Example

Estimated MV	\$ 236,100
Less: 2012 MVHC Exclusion	\$ -
Taxable Market Value	\$ 236,100
Class Rate	1%
Net Tax Capacity	\$ 2,361
Total Tax Cap. Rate	129.903%
Gross Tax	\$ 3,067
Less: 2011 MVHC	\$ (160)
Net Tax	\$ 2,907

\$ 231,400
\$ (16,400)
\$ 215,000
1%
\$ 2,150
137.164%
\$ 2,949
\$ -
\$ 2,949

2% MV Decrease

\$ 42 1.5% increase

ISD #11 Example

Estimated MV	\$ 168,700
Less: 2012 MVHC Exclusion	\$ -
Taxable Market Value	\$ 168,700
Class Rate	1%
Net Tax Capacity	\$ 1,687
Total Tax Cap. Rate	110.413%
Gross Tax	\$ 1,863
Less: 2011 MVHC	\$ (221)
Net Tax	\$ 1,642

\$ 163,900
\$ (22,500)
\$ 141,400
1%
\$ 1,414
113.119%
\$ 1,600
\$ -
\$ 1,600

2.9% MV Decrease

\$ (43) 2.7% Decrease

ISD #11 Example			
Estimated MV	\$ 276,000	\$ 271,000	1.9% MV Decrease
Less: 2012 MVHC Exclusion	\$ -	\$ (12,900)	
Taxable Market Value	\$ 276,000	\$ 258,100	
Class Rate	1%	1%	
Net Tax Capacity	\$ 2,760	\$ 2,581	
Total Tax Cap. Rate	110.413%	113.119%	
Gross Tax	\$ 3,047	\$ 2,920	
Less: 2011 MVHC	\$ (124)	\$ -	
Net Tax	\$ 2,923	\$ 2,920	\$ (4) .2% Decrease

ISD #11 Example			
Estimated MV	\$ 252,100	\$ 244,600	3% MV Decrease
Less: 2012 MVHC Exclusion	\$ -	\$ (15,200)	
Taxable Market Value	\$ 252,100	\$ 229,400	
Class Rate	1%	1%	
Net Tax Capacity	\$ 2,521	\$ 2,294	
Total Tax Cap. Rate	110.413%	113.119%	
Gross Tax	\$ 2,784	\$ 2,595	
Less: 2011 MVHC	\$ (146)	\$ -	
Net Tax	\$ 2,638	\$ 2,595	\$ (43) 1.7% Decrease
