

2014

CALCULATION OF ANNUAL TAX CAPACITY RATES

September 2013 Proposed Levy adopted 9-10-13

	Certified	Fiscal Disp	Local Levy	Estimated 2014 Taxable Value	Estimated Tax Capacity	TAXABLE VALUE VALUATION Per County	
General	7,345,779	1,227,946	6,117,833	16,175,122	37.822%	Tax Capacity-Commercial	5,209,894
EDA	136,734	32,477	104,257	16,175,122	0.645%	Tax Capacity-Residential	13,682,936
Bonds	1,240,828	447,772	793,056	16,175,122	4.903%	FD Contribution	(2,043,423)
	8,723,341	1,708,195	7,015,146		43.370%	TIF Captured	(674,285)
							16,175,122
						Bonded Debt-Levied	
						2013 Capital Equipment Certificates(2023 Last Year)	75,135
						Muni Center (2031 last Year)	1,018,063
						Fire Station #1 (2016 last year)	147,630
						Total Bonded Debt Levied	1,240,828

2015

	Certified	Fiscal Disp	Local Levy	Estimated 2015 Taxable Value	Tax Capacity	TAXABLE VALUE VALUATION Staff Estimates Based on County Assessor Estimates:	
General	8,123,836	1,358,009	6,765,827	17,201,506	39.333%	Tax Capacity-Commercial	5,209,894
EDA (4% inflator)	142,203	33,776	108,427	17,201,506	0.630%	Est Add'l Tax Cap-Commercial-Per County Assessor-0%	
Bonds	1,481,534	534,634	946,900	17,201,506	5.505%	Tax Capacity-Residential	13,682,936
	9,747,573	1,926,419	7,821,154		45.468%	Est Add'l Tax Cap-Residential-Per County Assessor-3.0%	410,488
						Add'l MVHE on new growth	(51,311)
						New Residential Growth Per 2012 Bldg Permit Data:	53,510
						FD Contribution	(2,043,423)
						Est Fiscal Disparity Contribution deduction of 3%	(61,303)
						TIF 4 Decertifying 12-31-14	375,000
						TIF Captured	(374,285)
						Net Tax Capacity-Estimated	17,201,506
						Bonded Debt-Levied	
						2013 Capital Equipment Certificates(2023 Last Year)	74,820
						Muni Center (2031 last Year)	1,100,623
						Fire Station #1 (2016 last year)	147,630
						Fire Station #2 (new Debt)(2034 last year)	158,461
						Total Bonded Debt Levied	1,481,534

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2016

	Certified	Fiscal Disp	Local Levy	Estimated 2016 Taxable Value	Tax Capacity	TAXABLE VALUE VALUATION	
General	8,865,570	1,482,000	7,383,570	17,452,950	42.306%	Staff Estimates Based on County Assessor Estimates:	
EDA (3% inflator)	146,469	34,789	111,680	17,452,950	0.640%	Tax Capacity-Commercial	5,584,894
Bonds	1,505,127	543,148	961,979	17,452,950	5.512%	Est Add'l Tax Cap-Commercial-Per County Assessor-0%	
	10,517,166	2,059,937	8,457,229		48.457%	Tax Capacity-Residential	14,042,113
						Est Add'l Tax Cap-Residential-Per County Assessor-1.5%	210,632
						Add'l MVHE on new growth	(26,329)
						New Residential Growth Est	50,000
						FD Contribution	(2,043,423)
						Est Fiscal Disparity Contribution deduction of 1.5%	(30,651)
						TIF 7 Decertifying 12-31-15	40,000
						TIF Captured	(374,285)
						Net Tax Capacity-Estimated	17,452,950
						Bonded Debt-Levied	
						2013 Capital Equipment Certificates(2023 Last Year)	74,505
						Muni Center (2031 last Year)	1,125,613
						Fire Station #1 (last year levied)	147,420
						Fire Station #2 (new Debt)	157,589
						Total Bonded Debt Levied	1,505,127

2017

	Certified	Fiscal Disp	Local Levy	Estimated 2017 Taxable Value	Tax Capacity	TAXABLE VALUE VALUATION	
General	9,395,010	1,570,503	7,824,507	17,752,788	44.075%	Staff Estimates Based on County Assessor Estimates:	
EDA (3% inflator)	150,864	35,833	115,031	17,752,788	0.648%	Tax Capacity-Commercial	5,624,894
Bonds	1,389,627	501,468	888,159	17,752,788	5.003%	Est Add'l Tax Cap-Commercial-Per County Assessor-0%	
	10,935,501	2,107,804	8,827,697		49.726%	Tax Capacity-Residential	14,276,416
						Est Add'l Tax Cap-Residential-Per County Assessor-2.0%	285,528
						Add'l MVHE on new growth	(35,691)
						New Residential Growth Est	50,000
						FD Contribution	(2,043,423)
						Est Fiscal Disparity Contribution deduction of 1.5%	(30,651)
						TIF Captured	(374,285)
						Net Tax Capacity-Estimated	17,752,788
						Bonded Debt-Levied	
						2013 Capital Equipment Certificates(2023 Last Year)	73,875
						Muni Center (2031 last Year)	1,153,753
						Fire Station #2(2034 last year)	161,999
						Total Bonded Debt Levied	1,389,627

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2018

	Certified	Fiscal Disp	Local Levy	Estimated 2018 Taxable Value	Tax Capacity	TAXABLE VALUE VALUATION	
General	9,858,547	1,647,989	8,210,558	18,094,121	45.377%	Staff Estimates Based on County Assessor Estimates:	
EDA (3% inflator)	155,389	36,908	118,481	18,094,121	0.655%	Tax Capacity-Commercial	5,624,894
Bonds	2,081,689	751,209	1,330,480	18,094,121	7.353%	Est Add'l Tax Cap-Commercial-Per County Assessor-1%	56,249
	12,095,625	2,436,106	9,659,519		53.385%	Tax Capacity-Residential	14,576,253
						Est Add'l Tax Cap-Residential-Per County Assessor-2.0%	291,525
						Add'l MVHE on new growth	(36,441)
						New Residential Growth Est	30,000
						FD Contribution	(2,043,423)
						Est Fiscal Disparity Contribution deduction of 1.5%	(30,651)
						TIF Captured	(374,285)
						Net Tax Capacity-Estimated	18,094,121
						Bonded Debt-Levied	
						2013 Capital Equipment Certificates(2023 Last Year)	73,119
						Muni Center (2031 last Year)	1,174,543
						Fire Station #2(2034 last year)	161,007
						PW Facility-New Debt	673,020
						Total Bonded Debt Levied	2,081,689

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