

2014

CALCULATION OF ANNUAL TAX CAPACITY RATES

September 2013 Proposed Levy adopted 9-10-13

	Certified	Fiscal Disp	Local Levy	Oct County #'s Taxable Value	Estimated Tax Capacity	TAXABLE VALUE VALUATION Per County	
General	7,345,779	1,367,492	5,978,287	16,064,790	37.214%	Tax Capacity-Commercial	5,209,894
EDA	136,734	18,065	118,669	16,064,790	0.739%	Tax Capacity-Residential	13,572,604
Bonds	1,240,828	93,399	1,147,429	16,064,790	7.143%	FD Contribution	(2,043,423)
	<b>8,723,341</b>	1,478,956	7,244,385		<b>45.095%</b>	TIF Captured	(674,285)
							<b>16,064,790</b>
						<b>Bonded Debt-Levied</b>	
						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	<b>1,240,828</b>

2015

	Certified	Fiscal Disp	Local Levy	Estimated 2015 Taxable Value	Tax Capacity	TAXABLE VALUE VALUATION Staff Estimates Based on County Assessor Estimates:	
General	8,118,835	1,511,404	6,607,431	16,788,278	39.357%	Tax Capacity-Commercial	5,209,894
EDA (4% inflationary)	142,203	18,788	123,415	16,788,278	0.735%	Est Add'l Tax Cap-Commercial-Per County Assessor-0%	
Bonds	1,323,073	99,590	1,223,483	16,788,278	7.288%	Tax Capacity-Residential	13,572,604
	<b>9,584,111</b>	1,629,782	7,954,329		<b>47.380%</b>	Est Add'l Tax Cap-Residential-Per County Assessor-3.0%	407,178
						Add'l MVHE on new growth	(50,897)
						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	75,000
						TIF Captured	(374,285)
						Net Tax Capacity-Estimated	<b>16,788,278</b>
						<b>Bonded Debt-Levied</b>	
						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
						Total Bonded Debt Levied	<b>1,323,073</b>

CALCULATION OF ANNUAL TAX CAPACITY RATES

**2016**

	Certified	Fiscal Disp	Local Levy	Estimated 2016 Taxable Value	Tax Capacity
General	<b>8,785,570</b>	1,635,524	7,150,046	<b>17,338,236</b>	41.239%
EDA (3% inflationary)	146,469	19,352	127,117	<b>17,338,236</b>	0.733%
Bonds	<b>1,538,276</b>	115,789	1,422,487	<b>17,338,236</b>	8.204%
	<b>10,470,315</b>	1,770,665	8,699,650		<b>50.176%</b>

**TAXABLE VALUE VALUATION**

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial	5,584,894
Est Add'l Tax Cap-Commercial-Per County Assessor-0%	
Tax Capacity-Residential	13,928,885
Est Add'l Tax Cap-Residential-Per County Assessor-1.5%	208,933
Add'l MVHE on new growth	(26,117)
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	<b>17,338,236</b>

**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 ends 12-1-35)	190,738
Total Bonded Debt Levied	<b>1,538,276</b>

**2017**

	Certified	Fiscal Disp	Local Levy	Estimated 2017 Taxable Value	Tax Capacity
General	<b>9,536,525</b>	1,775,322	7,761,203	<b>17,693,827</b>	43.864%
EDA (3% inflationary)	150,864	19,933	130,931	<b>17,693,827</b>	0.740%
Bonds	<b>1,413,638</b>	106,407	1,307,231	<b>17,693,827</b>	7.388%
	<b>11,101,027</b>	1,901,662	9,199,365		<b>51.992%</b>

**TAXABLE VALUE VALUATION**

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial	5,624,894
Est Add'l Tax Cap-Commercial-Per County Assessor-1%	56,249
Tax Capacity-Residential	14,163,188
Est Add'l Tax Cap-Residential-Per County Assessor-2.0%	283,264
Add'l MVHE on new growth	(35,408)
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	<b>17,693,827</b>

**Bonded Debt-Levied**

2013 Capital Equipment Certificates(2023 Last Year)	73,875
Muni Center (2031 last Year)	1,153,753
Fire Station #2(2035 last year)	186,010
Total Bonded Debt Levied	<b>1,413,638</b>

CALCULATION OF ANNUAL TAX CAPACITY RATES

2018

	Certified	Fiscal Disp	Local Levy	Estimated 2018 Taxable Value	Tax Capacity
General	<b>10,446,385</b>	1,944,702	8,501,683	<b>18,150,933</b>	46.839%
EDA (3% inflationary)	155,389	20,531	134,858	<b>18,150,933</b>	0.743%
Bonds	<b>2,110,735</b>	158,879	1,951,856	<b>18,150,933</b>	10.753%
	<b>12,712,509</b>	2,124,112	10,588,397		<b>58.335%</b>

TAXABLE VALUE VALUATION

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial	5,681,143
Est Add'l Tax Cap-Commercial-Per County Assessor-1%	56,811
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	<b>18,150,933</b>

Bonded Debt-Levied

2013 Capital Equipment Certificates(2023 Last Year)	73,119
Muni Center (2031 last Year)	1,174,543
Fire Station #2(2035 last year)	190,053
PW Facility-New Debt (ends 2037)	673,020
Total Bonded Debt Levied	<b>2,110,735</b>