

CALCULATION OF ANNUAL TAX CAPACITY RATES

**2016**

**Proposed**

	<u>Certified</u>	<u>Fiscal Disp</u>	<u>Local Levy</u>	<u>Est County #'s Taxable Value</u>	<u>Estimated Tax Capacity</u>
General*	<b>8,552,204</b>	1,381,343	7,170,861	<b>19,578,196</b>	36.627%
EDA	80,018	15,173	64,845	<b>19,578,196</b>	0.331%
Bonds	<b>1,609,736</b>	203,631	1,406,105	<b>19,578,196</b>	7.182%
	<b>10,241,958</b>	1,600,147	8,641,811		<b>44.140%</b>

\*Levy Reduced By HRA fund balance of \$230,000 (final year)

Based on County #'s 6-18-15

**TAXABLE VALUE VALUATION**

Per County	
Tax Capacity-Commercial	5,358,333
Tax Capacity-Residential	16,921,744
FD Contribution	(2,011,768)
TIF Captured	(690,113)
	<b>19,578,196</b>

**Bonded Debt-Levied**

2013 Capital Equipment Certificates(2023 Last Year)	74,505
2014 Capital Equipment Certificates (2024 last year)	103,441
2015 Road Improvement Debt	103,144
Muni Center (2031 last Year)	1,072,013
Fire Station #2 (2033 lasat year)	109,213
Fire Station #1 (2016 last year)	147,420
Total Bonded Debt Levied	<b>1,609,736</b>

CALCULATION OF ANNUAL TAX CAPACITY RATES

2017

	Certified	Fiscal Disp	Local Levy	Estimated 2017 Taxable Value	Tax Capacity
General	8,928,396	1,417,688	7,510,708	20,448,274	36.730%
EDA (4% inflationary)*	83,219	15,780	67,439	20,448,274	0.330%
Bonds	1,875,490	237,248	1,638,242	20,448,274	8.012%
	<b>10,887,105</b>	1,670,716	9,216,389		<b>45.072%</b>

TAXABLE VALUE VALUATION

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial	5,358,333
Est Add'l Tax Cap-Commercial-Estimate-4%	214,333
Tax Capacity-Residential	16,921,744
Est Add'l Tax Cap-Residential-Conservative Estimate-4.0%	676,870
Add'l MVHE on new growth	(84,609)
New Residential Growth Per 2014 Bldg Permit Data less MVH	144,540
FD Contribution	(2,011,768)
Est Fiscal Disparity Contribution deduction of 3%	(60,353)
TIF Captured	(710,816)
Net Tax Capacity-Estimated	<b>20,448,274</b>

Bonded Debt-Levied

2013 Capital Equipment Certificates(2023 Last Year)	73,875
2014 Capital Equipment Certificates (2024 last year)	102,905
2015 Road Improvement Debt	119,078
Muni Center (2031 last Year)	1,098,813
Fire Station #2 (2033 lasat year)	282,463
2016 Road Improvement Debt	198,356
Total Bonded Debt Levied	<b>1,875,490</b>

2018

	Certified	Fiscal Disp	Local Levy	Estimated 2018 Taxable Value	Tax Capacity
General	9,707,723	1,438,890	8,268,833	21,320,153	38.784%
EDA (4% inflationary)	86,548	16,411	70,137	21,320,153	0.329%
Bonds	2,156,213 ***	272,759	1,883,454	21,320,153	8.834%
	<b>11,950,484</b>	1,728,060	10,222,424		<b>47.947%</b>

TAXABLE VALUE VALUATION

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial	5,572,666
Est Add'l Tax Cap-Commercial-Estimate-4%	222,907
Tax Capacity-Residential	17,658,545
Est Add'l Tax Cap-Residential-Estimate-4.0%	706,342
Add'l MVHE on new growth	(88,293)
New Residential Growth Estimate:	121,520
FD Contribution	(2,072,121)
Est Fiscal Disparity Contribution deduction of 3%	(62,164)
TIF Captured	(739,249)
Net Tax Capacity-Estimated	<b>21,320,153</b>

Bonded Debt-Levied

2013 Capital Equipment Certificates(2023 Last Year)	73,119
2014 Capital Equipment Certificates (2024 last year)	101,879
2017 Capital Equipment Certificates (2027 last year)	155,000
2015 Road Improvement Debt	116,663
Muni Center (2031 last Year)	1,118,613
Fire Station #2 (2035 last year)	284,248
2016 Road Improvement Debt	198,356
2017 Road Improvement Debt	108,335
Total Bonded Debt Levied	<b>2,156,213</b>

\*\*\*\$155,000 (2017 Capital Equipment Certificate debt) to fund 50% Capital Equipment Purchases

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2019

	Certified	Fiscal Disp	Local Levy	Estimated 2019 Taxable Value	Tax Capacity
General	9,728,999	1,499,003	8,229,996	22,202,311	37.068%
EDA (4% inflationary)	90,010	17,067	72,943	22,202,311	0.329%
Bonds	2,412,974 ***	305,239	2,107,735	22,202,311	9.493%
	<u>12,231,983</u>	<u>1,821,309</u>	<u>10,410,674</u>		<u>46.890%</u>

\*\*\*\$155,000 (2017 Capital Equipment Certificate debt) to fund 50% Capital Equipment Purchases

TAXABLE VALUE VALUATION

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial	5,795,573
Est Add'l Tax Cap-Commercial-Estimate-4.0%	231,823
Tax Capacity-Residential	18,398,114
Est Add'l Tax Cap-Residential-Estimate-4.0%	735,925
Add'l MVHE on new growth	(91,991)
New Residential Growth Estimate:	100,000
FD Contribution	(2,134,285)
Est Fiscal Disparity Contribution deduction of 3%	(64,029)
TIF Captured	(768,819)
Net Tax Capacity-Estimated	<u>22,202,311</u>

Bonded Debt-Levied

2013 Capital Equipment Certificates(2023 Last Year)	77,267
2014 Capital Equipment Certificates (2024 last year)	100,853
2015 Road Improvement Debt	114,248
Muni Center (2031 last Year)	1,136,613
Fire Station #2 (2035 last year)	280,678
2016 Road Improvement Debt	198,356
2017 Road Improvement Debt	108,335
2017 Capital Equipment Certificates (2027 last year)	155,000
2018 Road Improvement Debt	241,624
Total Bonded Debt Levied	<u>2,412,974</u>

CALCULATION OF ANNUAL TAX CAPACITY RATES

**2020**

	<u>Certified</u>	<u>Fiscal Disp</u>	<u>Local Levy</u>
General	<b>10,276,673</b>	1,582,277	8,694,396
EDA (4% inflationary)	93,610	17,750	75,860
Bonds	<b>2,578,415</b>	326,167	2,252,248
	<b>12,948,698</b>	1,926,194	11,022,504

No additional debt payment as 5-year CIP projects ended in 2019

**Estimated 2020**

**Taxable Value**

**23,116,676**

**23,116,676**

**23,116,676**

Tax Capacity

37.611%

0.328%

9.743%

**47.682%**

**TAXABLE VALUE VALUATION**

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial	6,027,396
Est Add'l Tax Cap-Commercial-Estimate-4.0%	241,096
Tax Capacity-Residential	19,142,048
Est Add'l Tax Cap-Residential-Estimate-4.0%	765,682
Add'l MVHE on new growth	(95,710)
New Residential Growth Estimate:	100,000
FD Contribution	(2,198,314)
Est Fiscal Disparity Contribution deduction of 3.0%	(65,949)
TIF Captured	(799,572)
Net Tax Capacity-Estimated	<b>23,116,676</b>

**Bonded Debt-Levied**

2013 Capital Equipment Certificates(2023 Last Year)	76,073
2014 Capital Equipment Certificates (2024 last year)	99,380
2015 Road Improvement Debt	117,083
Muni Center (2031 last Year)	1,157,813
Fire Station #2 (2035 last year)	282,358
2016 Road Improvement Debt	198,356
2017 Road Improvement Debt	108,335
2017 Capital Equipment Certificates (2027 last year)	155,000
2018 Road Improvement Debt	241,624
2019 Road Improvement Debt	142,393
Total Bonded Debt Levied	<b>2,578,415</b>