

CALCULATION OF ANNUAL TAX CAPACITY RATES

PROPOSED TAX CAPACITY RATES SUMMARY:	
2016	43.993%
2017	44.665%
2018	47.112%
2019	46.346%
2020	47.169%

2016

Proposed

	Certified	Fiscal Disp	Local Levy
General*	8,420,815	1,237,803	7,183,012
EDA	73,618	17,291	56,327
Bonds	1,609,736	211,563	1,398,173
	10,104,169	1,466,657	8,637,512

**Est County #'s
Taxable Value**
19,633,996
19,633,996
19,633,996

Estimated
Tax Capacity
36.585%
0.287%
7.121%
43.993%

Based on County #'s 10-18-15

TAXABLE VALUE VALUATION

Per County	
Tax Capacity-Commercial	5,358,333
Tax Capacity-Residential	16,977,544
FD Contribution	(2,011,768)
TIF Captured	(690,113)
	19,633,996

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	1,609,736

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

CALCULATION OF ANNUAL TAX CAPACITY RATES

2017

	Certified	Fiscal Disp	Local Levy	Estimated 2017 Taxable Value	Tax Capacity
General	8,747,968	1,285,892	7,462,076	20,506,027	36.390%
EDA (4% inflationary)*	76,819	18,043	58,776	20,506,027	0.287%
Bonds	1,875,490	237,248	1,638,242	20,506,027	7.989%
	<u>10,700,277</u>	<u>1,541,183</u>	<u>9,159,094</u>		<u>44.665%</u>

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	16,977,544
Est Add'l Tax Cap-Residential-Conservative Estimate-4.0%	679,102
Add'l MVHE on new growth	(84,888)
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	<u>20,506,027</u>

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	<u>1,875,490</u>

2018

	Certified	Fiscal Disp	Local Levy	Estimated 2018 Taxable Value	Tax Capacity
General	9,527,295	1,400,448	8,126,847	21,377,906	38.015%
EDA (4% inflationary)	80,148	18,825	61,323	21,377,906	0.287%
Bonds	2,156,213 ***	272,759	1,883,454	21,377,906	8.810%
	<u>11,763,656</u>	<u>1,692,032</u>	<u>10,071,624</u>		<u>47.112%</u>

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	17,714,345
Est Add'l Tax Cap-Residential-Estimate-4.0%	708,574
Add'l MVHE on new growth	(88,572)
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	<u>21,377,906</u>

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	<u>2,156,213</u>

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

CALCULATION OF ANNUAL TAX CAPACITY RATES

2019

	Certified	Fiscal Disp	Local Levy	Estimated 2019 Taxable Value	Tax Capacity
General	9,548,571	1,403,575	8,144,996	22,260,064	36.590%
EDA (4% inflationary)	83,610	19,638	63,972	22,260,064	0.287%
Bonds	2,412,974 ***	305,239	2,107,735	22,260,064	9.469%
	<u>12,045,155</u>	<u>1,728,452</u>	<u>10,316,703</u>		<u>46.346%</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	18,453,914
Est Add'l Tax Cap-Residential-Estimate-4.0%	738,157
Add'l MVHE on new growth	(92,270)
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>22,260,064</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	10,096,245	1,484,079	8,612,166
EDA (4% inflationary)	87,210	20,484	66,726
Bonds	2,578,415	326,167	2,252,248
	12,761,870	1,830,730	10,931,140

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

Estimated 2020

Taxable Value

23,174,429

23,174,429

23,174,429

Tax Capacity
37.162%
0.288%
9.719%
47.169%

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	19,197,848
Est Add'l Tax Cap-Residential-Estimate-4.0%	767,914
Add'l MVHE on new growth	(95,989)
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	23,174,429

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	2,578,415