CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

Per City's 2013 Strategic Plan, City has been striving to hold tax rate constant of prior years of 44.2%

PROPOSED TAX CAPACITY RATES SUMMARY (full detail below):

2019	**41.720%**
2020	**43.167%**
2021	**45.517%**
2022	**46.988%**
2023	**49.695%**

2019

8.43% Increase in value

	Certified	Fiscal Disp	Local Levy	Est County #'s Taxable Value	Tax Capacity
General	**10,136,869**	1,520,530	8,616,339	**24,888,422**	34.620%
EDA	101,663	18,533	83,130	**24,888,422**	0.334%
Bonds	**1,994,072**	310,078	1,683,994	**24,888,422**	6.766%
	12,232,604	1,849,141	10,383,463		**41.720%**

TAXABLE VALUE VALUATION

Per County	
Tax Capacity-Commercial	6,263,652
Tax Capacity-Residential	22,020,535
FD Contribution	(2,245,765)
TIF Captured	(1,150,000)
	24,888,422

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 (2025 last year)	114,248
Muni Center (2031 last Year)	1,136,613
Fire Station #2 (2033 last year)	205,678
2016 Road Improvement Debt (2026 last year)	155,017
2017 Road Improvement Debt (2027 last year)	93,195
2018 Road Improvement Debt (2028 last year)	111,201
Total Bonded Debt Levied	**1,994,072**

CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

5.76%

2020

	Certified		Fiscal Disp	Local Levy	Estimated 2019 Taxable Value	Tax Capacity
General	**10,815,417**		1,514,158	9,301,259	**26,321,090**	35.338%
EDA (3% inflationary)	104,713		10,471	94,242	**26,321,090**	0.358%
Bonds	2,209,709	***	243,068	1,966,641	**26,321,090**	7.472%
	13,129,839		1,767,698	11,362,141		**43.167%**

TAXABLE VALUE VALUATION

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial (County Estimate 1-3% Increase)	6,263,652
Est Add'l Tax Cap-Commercial-Estimate-2.00%	125,273
Tax Capacity-Residential (County Estimate 4-7% Increase)	22,020,535
Est Add'l Tax Cap-Residential-Estimate-5.5%	1,211,129
Add'l MVHE on new growth	(151,391)
New Residential Growth Estimate: $230,000 Sale Price	345,000
FD Contribution	(2,187,722)
Est Fiscal Disparity Contribution deduction of 5%	(109,386)
TIF Captured	(1,196,000)
Net Tax Capacity-Estimated	**26,321,090**

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 (2025 last year)	117,083
Muni Center (2031 last Year)	1,157,813
Fire Station #2 (2033 last year)	282,358
2016 Road Improvement Debt (2026 last year)	152,754
2017 Road Improvement Debt (2027 last year)	97,755
2018 Road Improvement Debt (2038 last year)	114,934
2019 Road Improvement Debt (2029 last year)	111,559
Total Bonded Debt Levied	**2,209,709**

New Debt Issued This Year

*** Debt service amounts are strictly estimates

CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

2021

	Certified		Fiscal Disp	Local Levy	Estimated 2020 Taxable Value	Tax Capacity
					3.43%	
General	**11,390,197**		1,537,677	9,852,520	27,224,642	36.190%
EDA (3% inflationary)	107,854		10,785	97,069	27,224,642	0.357%
Bonds	2,744,069	***	301,848	2,442,221	27,224,642	8.971%
	14,242,120		1,850,310	12,391,811		**45.517%**

***$267,287 (2020 Capital Equipment Certificates issued to fund Capital Equipment Purchases in years 2020-2023

TAXABLE VALUE VALUATION

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial (County Estimate 1-2% Increase)	6,388,925
Est Add'l Tax Cap-Commercial-Estimate-1.50%	95,834
Tax Capacity-Residential (County Estimate 2-4% Increase)	23,425,273
Est Add'l Tax Cap-Residential-Estimate-3.0%	702,758
Add'l MVHE on new growth	(87,845)
New Residential Growth Estimate: $237,000 Sale Price	355,500
FD Contribution	(2,297,108)
Est Fiscal Disparity Contribution deduction of 5.0%	(114,855)
TIF Captured	(1,243,840)
Net Tax Capacity-Estimated	**27,224,642**

Bonded Debt-Levied

2013 Capital Equipment Certificates(2023 Last Year)	74,366
2014 Capital Equipment Certificates (2024 last year)	103,157
2015 Road Improvement Debt (2025 last year)	114,563
Muni Center (2031 last Year)	1,177,013
Fire Station #2 (2033 last year)	283,933
2016 Road Improvement Debt (2026 last year)	150,490
2017 Road Improvement Debt (2027 last year)	96,768
2018 Road Improvement Debt (2038 last year)	112,637
2019 Road Improvement Debt (2029 last year)	111,559
2020 Road Improvement Debt (2040 last year)	238,934
2020 Capital Equipment Certificates (2030 last year)	280,649
Total Bonded Debt Levied	**2,744,069**

New Debt Issued This Year

*** Debt service amounts are strictly estimates

CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

2022

	Certified		Fiscal Disp	Local Levy	Estimated 2020 Taxable Value	Tax Capacity
					3.41%	
General	**12,130,763**		1,637,653	10,493,110	**28,151,948**	37.273%
EDA (3% inflationary)	111,090		11,109	99,981	**28,151,948**	0.355%
Bonds	**2,960,545**	***	325,660	2,634,885	**28,151,948**	9.360%
	15,202,398		1,974,422	13,227,976		**46.988%**

***$233,815 (2019 Capital Equipment Certificates issued to fund 100% Capital Equipment Purchases in years 2021 &2022 & $100,000 for year 2020

TAXABLE VALUE VALUATION

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial (County Estimate 1-2% Increase)	6,484,759
Est Add'l Tax Cap-Commercial-Estimate-1.50%	97,271
Tax Capacity-Residential (County Estimate 2-4% Increase)	24,395,687
Est Add'l Tax Cap-Residential-Estimate-3.0%	731,871
Add'l MVHE on new growth	(91,484)
New Residential Growth Estimate: $244,000 Sale Price	360,000
FD Contribution	(2,411,964)
Est Fiscal Disparity Contribution deduction of 5.0%	(120,598)
TIF Captured	(1,293,594)
Net Tax Capacity-Estimated	**28,151,948**

Bonded Debt-Levied

2013 Capital Equipment Certificates(2023 Last Year)	77,910
2014 Capital Equipment Certificates (2024 last year)	101,173
2015 Road Improvement Debt (2025 last year)	117,293
Muni Center (2031 last Year)	1,199,213
Fire Station #2 (2033 last year)	280,153
2016 Road Improvement Debt (2026 last year)	153,477
2017 Road Improvement Debt (2027 last year)	95,781
2018 Road Improvement Debt (2038 last year)	110,340
2019 Road Improvement Debt (2029 last year)	111,559
2020 Road Improvement Debt (2040 last year)	238,934
2020 Capital Equipment Certificates (2030 last year)	280,649
2021 Road Improvement Debt (2041 last year)	194,063
Total Bonded Debt Levied	**2,960,545**

New Debt Issued This Year

*** Debt service amounts are strictly estimates

CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

2023

	Certified		Fiscal Disp	Local Levy	Estimated 2020 Taxable Value (3.42%)	Tax Capacity
General	**12,597,679**		1,700,687	10,896,992	29,115,454	37.427%
EDA (3% inflationary)	114,423		11,442	102,980	29,115,454	0.354%
Bonds	3,897,669	***	428,744	3,468,925	29,115,454	11.914%
	16,609,771		2,140,873	14,468,898		**49.695%**

***$233,815 (2019 Capital Equipment Certificates issued to fund 100% Capital Equipment Purchases in years 2021 &2022
& $100,000 for year 2020

TAXABLE VALUE VALUATION

Staff Estimates Based on County Assessor Estimates:

Tax Capacity-Commercial (County Estimate 1-2% Increase)	6,582,030
Est Add'l Tax Cap-Commercial-Estimate-1.50%	98,730
Tax Capacity-Residential (County Estimate 2-4% Increase)	25,396,073
Est Add'l Tax Cap-Residential-Estimate-3.0%	761,882
Add'l MVHE on new growth	(95,235)
New Residential Growth Estimate: $251,000 Sale Price	376,500
FD Contribution	(2,532,562)
Est Fiscal Disparity Contribution deduction of 5.0%	(126,628)
TIF Captured	(1,345,337)
Net Tax Capacity-Estimated	**29,115,454**

Bonded Debt-Levied

2013 Capital Equipment Certificates(2023 Last Year)	75,705
2014 Capital Equipment Certificates (2024 last year)	104,438
2015 Road Improvement Debt (2025 last year)	114,668
Muni Center (2031 last Year)	1,217,963
Fire Station #2 (2033 last year)	281,623
2016 Road Improvement Debt (2026 last year)	151,108
2017 Road Improvement Debt (2027 last year)	94,558
2018 Road Improvement Debt (2038 last year)	108,043
2019 Road Improvement Debt (2029 last year)	111,559
2020 Road Improvement Debt (2040 last year)	238,934
2021 Road Improvement Debt (2041 last year)	194,063
2020 Capital Equipment Certificates (2030 last year)	280,649
2022 Road Improvement Debt (2042 last year)	191,901
2022 PW Building (2042 last year)	732,457
Total Bonded Debt Levied	**3,897,669**

New Debt Issued This Year

*** Debt service amounts are strictly estimates