

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	TAXABLE VALUE VALUATION	
General	10,136,869	1,520,530	8,616,339	24,888,422	34.620%	Per County	
EDA	101,663	18,533	83,130	24,888,422	0.334%	Tax Capacity-Commercial	6,263,652
Bonds	1,994,072	310,078	1,683,994	24,888,422	6.766%	Tax Capacity-Residential	22,020,535
	12,232,604	1,849,141	10,383,463		41.720%	FD Contribution	(2,245,765)
						TIF Captured	(1,150,000)
							<u>24,888,422</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 (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	<u>1,994,072</u>

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2020

5.76%

	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				3.43%			TAXABLE VALUE VALUATION	
	Certified	Fiscal Disp	Local Levy	Estimated 2020 Taxable Value	Tax Capacity	Staff Estimates Based on County Assessor Estimates:		
General	11,390,197	1,537,677	9,852,520	27,224,642	36.190%	Tax Capacity-Commercial (County Estimate 1-2% Increase)	6,388,925	
EDA (3% inflationary)	107,854	10,785	97,069	27,224,642	0.357%	Est Add'l Tax Cap-Commercial-Estimate-1.50%	95,834	
Bonds	2,744,069 ***	301,848	2,442,221	27,224,642	8.971%	Tax Capacity-Residential (County Estimate 2-4% Increase)	23,425,273	
	<u>14,242,120</u>	<u>1,850,310</u>	<u>12,391,811</u>		<u>45.517%</u>	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	<u>27,224,642</u>	
						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	<u>2,744,069</u>	
						New Debt Issued This Year		
						*** Debt service amounts are strictly estimates		

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

CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

2022				3.41%			TAXABLE VALUE VALUATION	
	Certified	Fiscal Disp	Local Levy	Estimated 2020 Taxable Value	Tax Capacity	Staff Estimates Based on County Assessor Estimates:		
General	12,130,763	1,637,653	10,493,110	28,151,948	37.273%	Tax Capacity-Commercial (County Estimate 1-2% Increase)	6,484,759	
EDA (3% inflationary)	111,090	11,109	99,981	28,151,948	0.355%	Est Add'l Tax Cap-Commercial-Estimate-1.50%	97,271	
Bonds	2,960,545 ***	325,660	2,634,885	28,151,948	9.360%	Tax Capacity-Residential (County Estimate 2-4% Increase)	24,395,687	
	<u>15,202,398</u>	<u>1,974,422</u>	<u>13,227,976</u>		<u>46.988%</u>	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	<u>28,151,948</u>	
						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	<u>2,960,545</u>	
						New Debt Issued This Year		
						*** Debt service amounts are strictly estimates		

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

CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

2023				3.42%			TAXABLE VALUE VALUATION	
	Certified	Fiscal Disp	Local Levy	Estimated 2020 Taxable Value	Tax Capacity	Staff Estimates Based on County Assessor Estimates:		
General	12,597,679	1,700,687	10,896,992	29,115,454	37.427%	Tax Capacity-Commercial (County Estimate 1-2% Increase)	6,582,030	
EDA (3% inflationary)	114,423	11,442	102,980	29,115,454	0.354%	Est Add'l Tax Cap-Commercial-Estimate-1.50%	98,730	
Bonds	3,897,669 ***	428,744	3,468,925	29,115,454	11.914%	Tax Capacity-Residential (County Estimate 2-4% Increase)	25,396,073	
	16,609,771	2,140,873	14,468,898		49.695%	Est Add'l Tax Cap-Residential-Estimate-3.0%	761,882	
***\$233,815 (2019 Capital Equipment Certificates issued to fund 100% Capital Equipment Purchases in years 2021 &2022 & \$100,000 for year 2020							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	