

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):	
2020	39.183%
2021	42.336%
2022	44.835%
2023	45.669%
2024	45.349%

2020				8.99% Increase in value			
	Certified	Fiscal Disp	Local Levy	Est County #'s Taxable Value	Tax Capacity	TAXABLE VALUE VALUATION	
General	10,670,932	1,604,896	9,066,036	27,083,029	33.475%	Per County	
EDA	91,413	16,219	75,194	27,083,029	0.278%	Tax Capacity-Commercial	6,799,105
Bonds	1,746,887	276,055	1,470,832	27,083,029	5.431%	Tax Capacity-Residential	23,956,404
	12,509,232	1,897,170	10,612,062		39.183%	FD Contribution	(2,527,241)
						TIF Captured	(1,145,239)
							27,083,029
						Bonded Debt-Levied	
						2013 Capital Equipment Certificates(2023 Last Year)	66,073
						2014 Capital Equipment Certificates (2024 last year)	99,380
						2015 Road Improvement Debt (2025 last year)	28,542
						Muni Center (2031 last Year)	1,117,813
						Fire Station #2 (2033 last year)	262,358
						2016 Road Improvement Debt (2026 last year)	66,377
						2017 Road Improvement Debt (2027 last year)	48,878
						2018 Road Improvement Debt (2028 last year)	57,466
						Total Bonded Debt Levied*	1,746,887
						* Amounts were offset with PIR fund and accrued interest	

CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

2021

5.35%

	Certified	Fiscal Disp	Local Levy	Estimated 2019 Taxable Value	Tax Capacity
General	11,536,992	1,615,179	9,921,813	28,533,289	34.773%
EDA (3% inflationary)	94,155	9,416	84,740	28,533,289	0.297%
Bonds	2,329,575	256,253	2,073,322	28,533,289	7.266%
	13,960,722	1,880,848	12,079,875		42.336%

TAXABLE VALUE VALUATION

Staff Estimates Based on County Assessor Estimates:	
Tax Capacity-Commercial (County Estimate 1-3% Increase)	6,799,105
Est Add'l Tax Cap-Commercial-Estimate-2.00%	135,982
Tax Capacity-Residential (County Estimate 4-7% Increase)	23,956,404
Est Add'l Tax Cap-Residential-Estimate-5.5%	1,317,602
Add'l MVHE on new growth	(164,700)
New Residential Growth Estimate: \$230,000 Sale Price	345,000
FD Contribution	(2,527,241)
Est Fiscal Disparity Contribution deduction of 5%	(126,362)
TIF Captured	(1,202,501)
Net Tax Capacity-Estimated	28,533,289

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
PW Campus (2041 last year)	216,648
Total Bonded Debt Levied	2,329,575

New Debt Issued This Year

Debt service amounts are strictly estimates

CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

2022				3.32%			TAXABLE VALUE VALUATION	
	Certified	Fiscal Disp	Local Levy	Estimated 2020 Taxable Value	Tax Capacity	Staff Estimates Based on County Assessor Estimates:		
General	12,201,423	1,647,192	10,554,231	29,480,211	35.801%	Tax Capacity-Commercial (County Estimate 1-2% Increase)	6,935,087	
EDA (3% inflationary)	96,980	9,698	87,282	29,480,211	0.296%	Est Add'l Tax Cap-Commercial-Estimate-1.50%	104,026	
Bonds	2,894,407 ***	318,385	2,576,022	29,480,211	8.738%	Tax Capacity-Residential (County Estimate 2-4% Increase)	25,454,306	
	<u>15,192,810</u>	<u>1,975,275</u>	<u>13,217,535</u>		<u>44.835%</u>	Est Add'l Tax Cap-Residential-Estimate-3.0%	763,629	
						Add'l MVHE on new growth	(95,454)	
						New Residential Growth Estimate: \$237,000 Sale Price	355,500	
						FD Contribution	(2,653,603)	
						Est Fiscal Disparity Contribution deduction of 5.0%	(132,680)	
						TIF Captured	(1,250,601)	
						Net Tax Capacity-Estimated	<u>29,480,211</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	
						PW Campus (2041 last year)	216,648	
						2021 Road Improvement Debt (2041 last year)	181,169	
						2021 Capital Equipment Certificates (2030 last year)	361,250	
						Total Bonded Debt Levied	<u>2,894,407</u>	
						New Debt Issued This Year		
						*** Debt service amounts are strictly estimates		

***\$361,250 (2021 Capital Equipment Certificates issued to fund Capital Equipment Purchases in years 2021-2024)

CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

2023				3.29%			TAXABLE VALUE VALUATION	
	Certified	Fiscal Disp	Local Levy	Estimated 2020 Taxable Value	Tax Capacity	Staff Estimates Based on County Assessor Estimates:		
General	12,782,621	1,725,654	11,056,967	30,451,506	36.310%	Tax Capacity-Commercial (County Estimate 1-2% Increase)	7,039,113	
EDA (3% inflationary)	99,889	9,989	89,901	30,451,506	0.295%	Est Add'l Tax Cap-Commercial-Estimate-1.50%	105,587	
Bonds	3,101,135	341,125	2,760,010	30,451,506	9.064%	Tax Capacity-Residential (County Estimate 2-4% Increase)	26,477,981	
	15,983,645	2,076,768	13,906,878		45.669%	Est Add'l Tax Cap-Residential-Estimate-3.0%	794,339	
						Add'l MVHE on new growth	(99,292)	
						New Residential Growth Estimate: \$244,000 Sale Price	360,000	
						FD Contribution	(2,786,283)	
						Est Fiscal Disparity Contribution deduction of 5.0%	(139,314)	
						TIF Captured	(1,300,625)	
						Net Tax Capacity-Estimated	30,451,506	
						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)	108,042	
						PW Campus (2041 last year)	216,648	
						2021 Road Improvement Debt (2041 last year)	181,169	
						2021 Capital Equipment Certificates (2030 last year)	361,250	
						2022 Road Improvement Debt (2042 last year)	193,963	
						Total Bonded Debt Levied	3,101,135	
						New Debt Issued This Year		
					***	Debt service amounts are strictly estimates		

CALCULATION OF ANNUAL TAX CAPACITY RATES WITH ALL POSITIONS REQUESTED

2024				3.31%			TAXABLE VALUE VALUATION	
	Certified	Fiscal Disp	Local Levy	Estimated 2020 Taxable Value	Tax Capacity	Staff Estimates Based on County Assessor Estimates:		
General	13,041,146	1,760,555	11,280,591	31,459,614	35.857%	Tax Capacity-Commercial (County Estimate 1-2% Increase)	7,144,700	
EDA (3% inflationary)	102,886	10,289	92,598	31,459,614	0.294%	Est Add'l Tax Cap-Commercial-Estimate-1.50%	107,171	
Bonds	3,251,221	357,634	2,893,587	31,459,614	9.198%	Tax Capacity-Residential (County Estimate 2-4% Increase)	27,533,028	
	16,395,253	2,128,478	14,266,776		45.349%	Est Add'l Tax Cap-Residential-Estimate-3.0%	825,991	
						Add'l MVHE on new growth	(103,249)	
						New Residential Growth Estimate: \$251,000 Sale Price	376,500	
						FD Contribution	(2,925,597)	
						Est Fiscal Disparity Contribution deduction of 5.0%	(146,280)	
						TIF Captured	(1,352,650)	
						Net Tax Capacity-Estimated	31,459,614	
						Bonded Debt-Levied		
						2014 Capital Equipment Certificates (2024 last year)	102,094	
						2015 Road Improvement Debt (2025 last year)	117,293	
						Muni Center (2031 last Year)	1,235,363	
						Fire Station #2 (2033 last year)	282,988	
						2016 Road Improvement Debt (2026 last year)	148,740	
						2017 Road Improvement Debt (2027 last year)	93,335	
						2018 Road Improvement Debt (2038 last year)	110,996	
						PW Campus (2041 last year)	216,648	
						2021 Road Improvement Debt (2041 last year)	181,169	
						2021 Capital Equipment Certificates (2030 last year)	361,250	
						2022 Road Improvement Debt (2042 last year)	193,963	
						2023 Road Improvement Debt (2043 last year)	207,382	
						Total Bonded Debt Levied	3,251,221	
						New Debt Issued This Year		
					***	Debt service amounts are strictly estimates		