

WATCHUNG HILLS REGIONAL HIGH SCHOOL

2020/21

TAX ANALYSIS & COMPARISON WARREN TOWNSHIP

1) Tax Levy	Calendar Year 2019	Calendar Year 2020	Increase (Decrease)	% Increase
Assessed Ratable Values	\$ 4,607,138,075	\$ 4,544,902,339	\$ (62,235,736)	-1.35%
Average Assessed Home	\$ 743,713	\$ 743,808	\$ 95	0.01%
General Fund Tax Levy	\$ 17,818,746	\$ 18,205,074	\$ 386,328	2.17%
Debt Service Tax Levy	\$ 1,818,751	\$ 1,843,832	\$ 25,081	1.38%
Total Tax Levy	\$ 19,637,497	\$ 20,048,906	\$ 411,409	2.10%

2) Tax Rate Increase

Avg. Assessed Value Tax Rate				
General Fund	\$ 0.3868	\$ 0.4006	\$ 0.0138	3.57%
Debt Service	\$ 0.0395	\$ 0.0406	\$ 0.0011	2.77%
Total Tax Rate	\$ 0.4262	\$ 0.4411	\$ 0.0149	3.49%

Total Tax Increase - Average Home

Avg. Assessed Value Tax Levy				
General Fund	\$ 2,876.41	\$ 2,979.40	\$ 102.99	3.58%
Debt Service	\$ 293.59	\$ 301.76	\$ 8.16	2.78%
Total Tax Levy	\$ 3,170.01	\$ 3,281.16	\$ 111.15	3.51%

ONE TAX POINT EQUALS - \$454,490

To determine your own tax impact for 2020 you need to do the following:

- Step 1. Determine your 2020 property assessment.
- Step 2. Divide the assessment by 100.
- Step 3. Multiply your answer from step 2 by \$0.4411. This is your school tax for 2020.

- Step 4. Determine your new 2019 assessment.
- Step 5. Divide the assessment by 100.
- Step 6. Multiply your answer from step 5 by \$0.4262. This is your school tax for 2019.
- Step 7. To determine your increase or decrease subtract your answer in step 3 by your answer in step 6.