

WATCHUNG HILLS REGIONAL HIGH SCHOOL

2021/22

TAX ANALYSIS & COMPARISON WARREN TOWNSHIP

1) Tax Levy	Calendar Year 2020	Calendar Year 2021	Increase (Decrease)	% Increase
Assessed Ratable Values	\$ 4,544,902,339	\$ 4,595,037,052	\$ 50,134,713	1.10%
Average Assessed Home	\$ 743,808	\$ 748,037	\$ 4,229	0.57%
General Fund Tax Levy	\$ 18,205,074	\$ 18,771,213	\$ 566,139	3.11%
Debt Service Tax Levy	\$ 1,843,832	\$ 1,875,708	\$ 31,876	1.73%
Total Tax Levy	\$ 20,048,906	\$ 20,646,921	\$ 598,015	2.98%

2) Tax Rate Increase

Avg. Assessed Value Tax Rate				
General Fund	\$ 0.4006	\$ 0.4085	\$ 0.0080	1.98%
Debt Service	\$ 0.0406	\$ 0.0408	\$ 0.0003	0.62%
Total Tax Rate	\$ 0.4411	\$ 0.4493	\$ 0.0082	1.86%

Total Tax Increase - Average Home

Avg. Assessed Value Tax Levy				
General Fund	\$ 2,979.40	\$ 3,055.81	\$ 76.41	2.56%
Debt Service	\$ 301.76	\$ 305.35	\$ 3.59	1.19%
Total Tax Levy	\$ 3,281.16	\$ 3,361.16	\$ 80.00	2.44%

ONE TAX POINT EQUALS - \$459,503

To determine your own tax impact for 2021 you need to do the following:

- Step 1. Determine your 2021 property assessment.
- Step 2. Divide the assessment by 100.
- Step 3. Multiply your answer from step 2 by \$0.4493. This is your school tax for 2021.

- Step 4. Determine your new 2020 assessment.
- Step 5. Divide the assessment by 100.
- Step 6. Multiply your answer from step 5 by \$0.4411. This is your school tax for 2020.
- Step 7. To determine your increase or decrease subtract your answer in step 3 by your answer in step 6.