

WATCHUNG HILLS REGIONAL HIGH SCHOOL

2021/22

TAX ANALYSIS & COMPARISON WATCHUNG BOROUGH

1) Tax Levy	Calendar Year 2020	Calendar Year 2021	Increase (Decrease)	% Increase
Assessed Ratable Values	\$ 1,815,666,300	\$ 1,836,110,871	\$ 20,444,571	1.13%
Average Assessed Home	\$ 719,783	\$ 730,568	\$ 10,785	1.50%
General Fund Tax Levy	\$ 7,154,279	\$ 7,178,049	\$ 23,770	0.33%
Debt Service Tax Levy	\$ 724,629	\$ 717,363	\$ (7,266)	-1.00%
Total Tax Levy	\$ 7,878,908	\$ 7,895,412	\$ 16,504	0.21%

2) Tax Rate Increase

Avg. Assessed Value Tax Rate				
General Fund	\$ 0.3940	\$ 0.3909	\$ (0.0031)	-0.78%
Debt Service	\$ 0.0399	\$ 0.0391	\$ (0.0008)	-2.11%
Total Tax Rate	\$ 0.4339	\$ 0.4300	\$ (0.0039)	-0.91%

Total Tax Increase - Average Home

Avg. Assessed Value Tax Levy				
General Fund	\$ 2,836.16	\$ 2,856.07	\$ 19.90	0.70%
Debt Service	\$ 287.26	\$ 285.43	\$ (1.83)	-0.64%
Total Tax Levy	\$ 3,123.43	\$ 3,141.50	\$ 18.07	0.58%

ONE TAX POINT EQUALS - \$183,611

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 \$0.4330. 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 \$0.4339. 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.