

Northgate School District Tax Conversion Study Commission

Meeting date: 3/11/21

Northgate Property Tax Calculation

Current/Proposed/Expanded Homestead - Example

CURRENT						
	Legacy Homestead		New Homestead		Non-Homestead/Commercial	
Assesed Value/Price	\$ 130,000	\$ 130,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Homestead Exemption - Current	\$ (11,342)	\$ (11,342)	\$ (11,342)	\$ (11,342)	\$ -	\$ -
Taxable Value	\$ 118,658	\$ 118,658	\$ 238,658	\$ 238,658	\$ 250,000	\$ 250,000
# Mils	119	119	239	239	250	250
Current Rate/3.2% Incr	25.50	26.32	25.50	26.32	25.50	26.32
Prop Tax Due	\$ 3,026	\$ 3,123	\$ 6,086	\$ 6,281	\$ 6,375	\$ 6,579
Annual Increase		\$ 97		\$ 195		\$ 204
PROPOSED						
	Legacy Homestead		New Homestead		Non-Homestead/Commercial	
Assesed Value/Price	\$ 130,000	\$ 130,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Homestead - Expanded	\$ (35,508)	\$ (35,508)	\$ (35,508)	\$ (35,508)	\$ -	\$ -
Taxable Value	\$ 94,492	\$ 94,492	\$ 214,492	\$ 214,492	\$ 250,000	\$ 250,000
# Mils	94	94	214	214	250	250
Current Rate/3.2% Incr	25.50	26.32	25.50	26.32	25.50	26.32
Prop Tax Due	\$ 2,410	\$ 2,487	\$ 5,470	\$ 5,645	\$ 6,375	\$ 6,579
Annual Increase		\$ 77		\$ 175		\$ 204
Savings to Homestead Property - NEW	\$ (616)	\$ (636)	\$ (616)	\$ (636)	\$ -	\$ -
Total Homestead Savings	\$ (905)	\$ (934)	\$ (905)	\$ (934)	\$ -	\$ -

Northgate School District			
Homestead Exemption Increase Analysis			
Median Assessed Homestead Property Value	\$ 93,700		
Max Exclusion Allowable - 50%	\$ 46,850		
Total Assesed Property Value	\$ 504,754,455		
Tax Rate in Mills - Current	25.500		
Homestead Exclusion - Current	\$ (697,624)		
# Homestead Properties	2,412		
Homestead Savings per Property - Current	\$ (289)		
Homestead Excluded Value per Property - Current	\$ 11,342		
Median Individual Earned Income	\$ 40,407		
Additional Assessment Excluded per Homestead	\$ 35,508	\$ 46,850	
Lost Real Estate Tax Revenue	\$ (2,183,932)		
# of Residents	12,655		
% who are earners	73.5%		
# of Resident Earners	9,301		
Total Northgate Earned Income (Estimate)	\$ 375,842,680		
		Avg Earner Impact	
Required EIT Increase (Estimate)	0.581%	\$ 235	
Current EIT	0.500%	\$ 202	
Total EIT Rate (Annual Cost)	1.081%	\$ 437	
Max Homestead Earned Income (Estimate)		\$ 109,444	
(Offsets Increased Real Estate Tax Reduction with Increased EIT)			

Historical EIT - .5%	Collections	Increase - \$	Increase - %
2015-16	\$ 1,406,541		
2016-17	\$ 1,471,601	\$ 65,060	4.6%
2017-18	\$ 1,533,883	\$ 62,282	4.2%
2018-19	\$ 1,611,551	\$ 77,668	5.1%
2019-20	\$ 1,698,125	\$ 86,574	5.4%
EIT Increase 2020 v 2016	\$ 291,584		
	21%		

Mil	Real Estate Taxes Collected	Collections	Increase - \$	Increase - %
24.7867	2015-16	\$ 10,227,693		
24.7867	2016-17	\$ 10,284,632	\$ 56,939	0.6%
24.7867	2017-18	\$ 10,301,152	\$ 16,519	0.2%
24.7867	2018-19	\$ 10,439,614	\$ 138,462	1.3%
25.5000	2019-20 (Tax increase - discounts correct?)	\$ 10,974,811	\$ 535,197	5.1%
25.5000	2020-21	\$ 11,092,159	\$ 117,348	1.1%
	RE Tax Increase 2021 v 2016	\$ 864,465		
		8.5%		