

WATCHUNG HILLS REGIONAL HIGH SCHOOL

2022/23

TAX ANALYSIS & COMPARISON WATCHUNG BOROUGH

1) Tax Levy	Calendar Year 2021	Calendar Year 2022	Increase (Decrease)	% Increase
Assessed Ratable Values	\$ 1,836,110,871	\$ 1,908,500,900	\$ 72,390,029	3.94%
Average Assessed Home	\$ 730,568	\$ 760,895	\$ 30,327	4.15%
General Fund Tax Levy	\$ 7,178,049	\$ 7,293,495	\$ 115,446	1.61%
Debt Service Tax Levy	\$ 717,363	\$ 696,164	\$ (21,199)	-2.96%
Total Tax Levy	\$ 7,895,412	\$ 7,989,659	\$ 94,247	1.19%

2) Tax Rate Increase

Avg. Assessed Value Tax Rate				
General Fund	\$ 0.3909	\$ 0.3822	\$ (0.0088)	-2.25%
Debt Service	\$ 0.0391	\$ 0.0365	\$ (0.0026)	-6.64%
Total Tax Rate	\$ 0.4300	\$ 0.4186	\$ (0.0114)	-2.64%

Total Tax Increase - Average Home

Avg. Assessed Value Tax Levy				
General Fund	\$ 2,856.07	\$ 2,907.82	\$ 51.76	1.81%
Debt Service	\$ 285.43	\$ 277.55	\$ (7.88)	-2.76%
Total Tax Levy	\$ 3,141.50	\$ 3,185.38	\$ 43.88	1.40%

ONE TAX POINT EQUALS - \$190,850

To determine your own tax impact for 2022 you need to do the following:

- Step 1. Determine your 2022 property assessment.
- Step 2. Divide the assessment by 100.
- Step 3. Multiply your answer from step 2 by \$0.4186. This is your school tax for 2022.
- Step 4. Determine your new 2021 assessment.
- Step 5. Divide the assessment by 100.
- Step 6. Multiply your answer from step 5 by \$0.4300. This is your school tax for 2021.
- Step 7. To determine your increase or decrease subtract your answer in step 3 by your answer in step 6.