

WATCHUNG HILLS REGIONAL HIGH SCHOOL

2023/24

TAX ANALYSIS & COMPARISON WARREN TOWNSHIP

1) Tax Levy	Calendar Year 2022	Calendar Year 2023	Increase (Decrease)	% Increase
Assessed Ratable Values	\$ 4,845,903,500	\$ 5,108,662,800	\$ 262,759,300	5.42%
Average Assessed Home	\$ 782,079	\$ 824,594	\$ 42,515	5.44%
General Fund Tax Levy	\$ 19,062,063	\$ 19,420,660	\$ 358,597	1.88%
Debt Service Tax Levy	\$ 1,820,408	\$ 1,697,378	\$ (123,030)	-6.76%
Total Tax Levy	\$ 20,882,471	\$ 21,118,038	\$ 235,567	1.13%

2) Tax Rate Increase

Avg. Assessed
Value Tax Rate

General Fund	\$ 0.3934	\$ 0.3802	\$ (0.0132)	-3.36%
Debt Service	\$ 0.0376	\$ 0.0332	\$ (0.0043)	-11.55%
Total Tax Rate	\$ 0.4309	\$ 0.4134	\$ (0.0176)	-4.07%

Total Tax Increase - Average Home

Avg. Assessed
Value Tax Levy

General Fund	\$ 3,076.42	\$ 3,134.71	\$ 58.29	1.89%
Debt Service	\$ 293.80	\$ 273.98	\$ (19.82)	-6.75%
Total Tax Levy	\$ 3,370.22	\$ 3,408.68	\$ 38.47	1.14%

To determine your own tax impact for 2023 you need to do the following:

Step 1. Determine your 2023 property assessment.

Step 2. Divide the assessment by 100.

Step 3. Multiply your answer from step 2 by \$0.4134. This is your school tax for 2023.

Step 4. Determine your new 2022 assessment.

Step 5. Divide the assessment by 100.

Step 6. Multiply your answer from step 5 by \$0.4309. This is your school tax for 2022.

Step 7. To determine your increase or decrease subtract your answer in step 3 by your answer in step 6.