

2023 TAX LEVY

PUBLIC HEARING - NOVEMBER 28, 2023

Cook County Property Tax Process

Assessor

Determines property market value

Considers first appeals

Board of Review

Property assessment appeals

Dept of Revenue

Determines equalization factor for uniform assessments

Taxing Bodies

Local governments set levies

Clerk

Determines the tax rates

Calculates taxes owed

Treasurer

Prepares and mails tax bills

Collects and distributes taxes

2022 North/Northwestern Reassessment

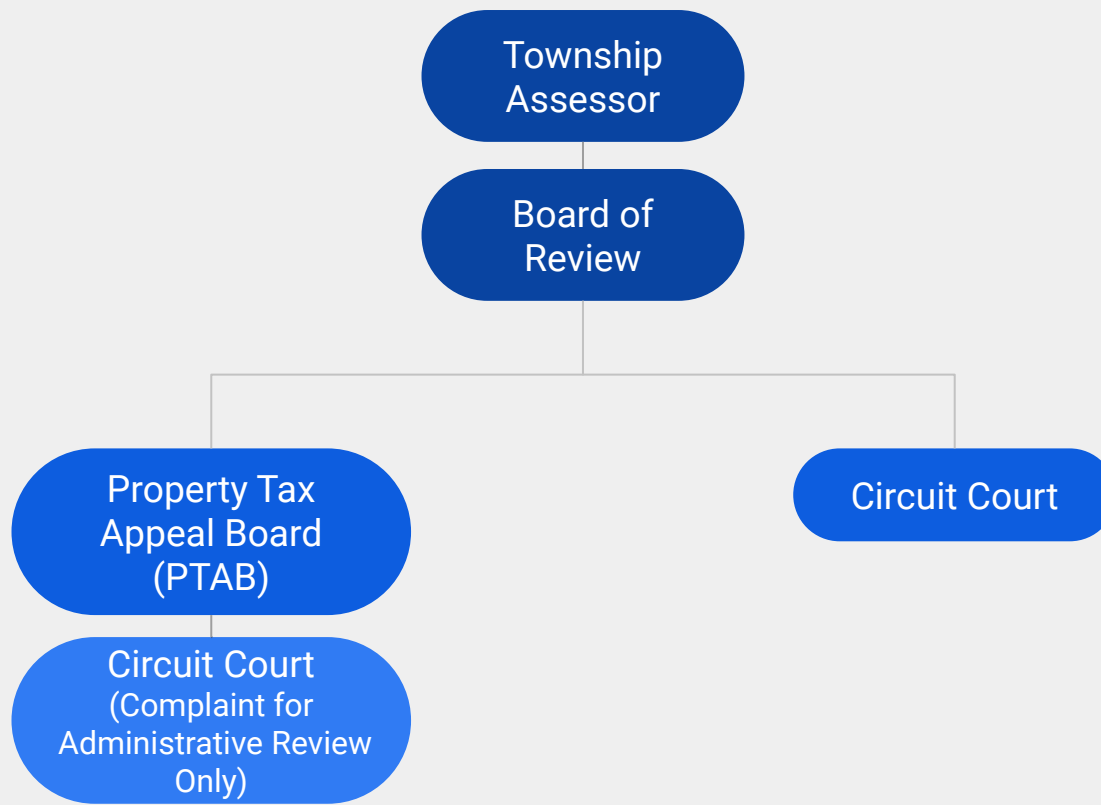
Overall increase = +37%
(Compared to 2021 Board Final)



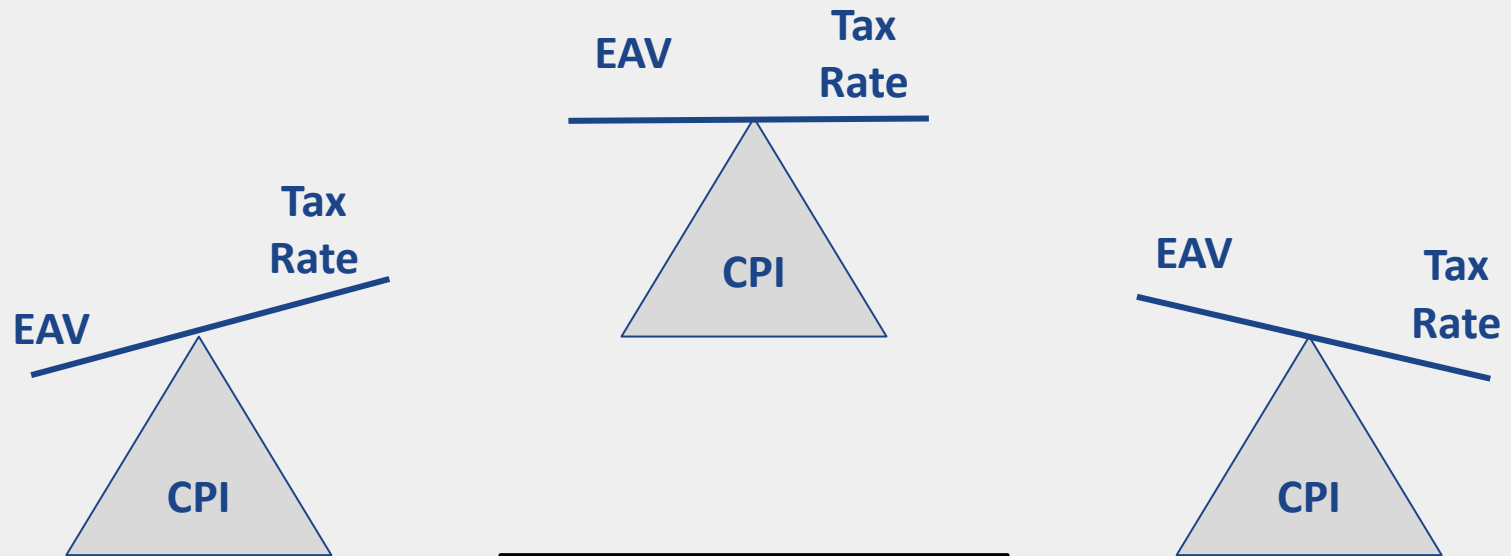
■ 2021 Total AV ■ 2022 Total AV (Before Board of Review Adjustments)

Data source: www.cookcountyassessor.com

Tax Appeals, Refunds, PTAB



CPI, EAV and Tax Rate



**All Three Scenarios
Generate the Same
Extension**

| Tax Year | Levy | Extension | EAV | Tax Rate |
|-----------------|-------------|------------------|---------------|-----------------|
| 2022 | 43,100,000 | 41,544,256 | 1,468,424,620 | 2.830 |
| 2021 | 40,205,000 | 39,118,896 | 1,272,363,168 | 3.075 |
| 2020 | 39,060,000 | 38,292,884 | 1,365,433,460 | 2.805 |
| 2019 | 37,398,800 | 37,202,166 | 1,387,997,669 | 2.681 |
| 2018 | 36,330,000 | 35,620,546 | 1,199,569,100 | 2.969 |

2023 Tax Levy Calculation

COMPONENTS OF THE FORMULA

2023 Tax Levy Calculation

Extension

=

Limiting Rate × EAV

Limiting Rate

=

(Prior Year Extension × (1+Lessor of 5% or CPI))

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(Total EAV – New Construction)

2023 Tax Levy Calculation - UNKNOWNNS

Extension

=

Limiting Rate × EAV

Limiting Rate

=

(Prior Year Extension × (1+Lessor of 5% or CPI))

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(Total EAV – New Construction)

2023 Tax Levy Calculations

$$\begin{aligned} & 2022 \text{ Extension} \\ & + \text{Increase due to CPI} \\ & + \text{Increase for New Growth} \\ & = \\ & 2023 \text{ Capped Levy} \end{aligned}$$

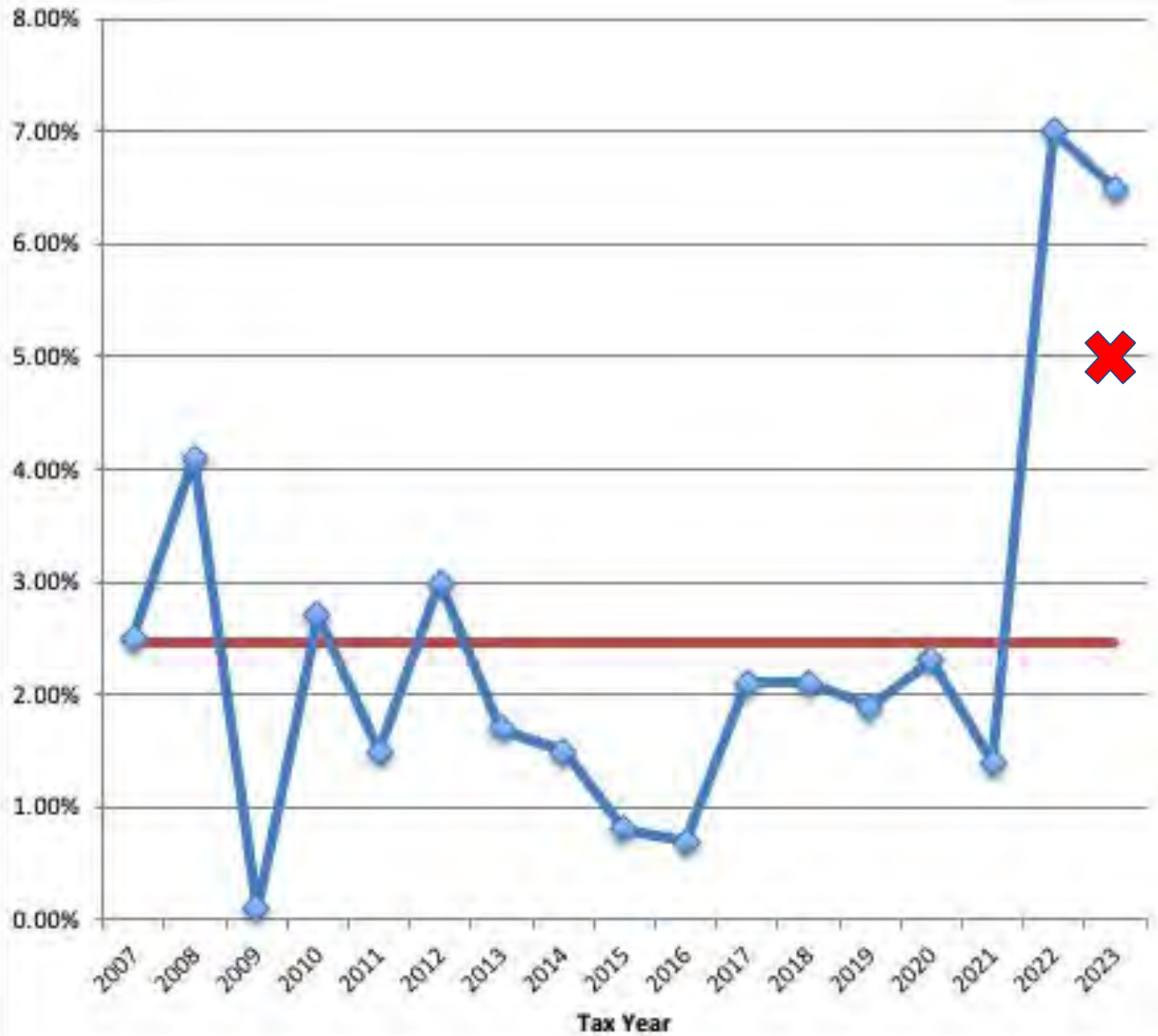
Property Tax Extension Limitation Law (PTELL)

- Commonly referred to as “Tax Cap”
- Limits property tax revenue by 5% or Consumer Price Index (CPI), whichever is less
- Does not limit New Growth

CONSUMER PRICE INDEX (CPI)

IMPACT TO TAX LEVY CALCULATION

| CPI | Levy Year | CPI Year | School Year |
|-------|-----------|----------|-------------|
| 6.50% | 2023 | 2022 | 2024-25 |
| 7.00% | 2022 | 2021 | 2023-24 |
| 1.40% | 2021 | 2020 | 2022-23 |
| 2.30% | 2020 | 2019 | 2021-22 |
| 1.90% | 2019 | 2018 | 2020-21 |
| 2.10% | 2018 | 2017 | 2019-20 |
| 2.10% | 2017 | 2016 | 2018-19 |
| 0.70% | 2016 | 2015 | 2017-18 |
| 0.80% | 2015 | 2014 | 2016-17 |
| 1.50% | 2014 | 2013 | 2015-16 |
| 1.70% | 2013 | 2012 | 2014-15 |
| 3.00% | 2012 | 2011 | 2013-14 |
| 1.50% | 2011 | 2010 | 2012-13 |
| 2.70% | 2010 | 2009 | 2011-12 |
| 0.10% | 2009 | 2008 | 2010-11 |
| 4.10% | 2008 | 2007 | 2009-10 |



2023 Tax Levy Calculation

2022 CPI = 6.5% -> Capped at 5.00%

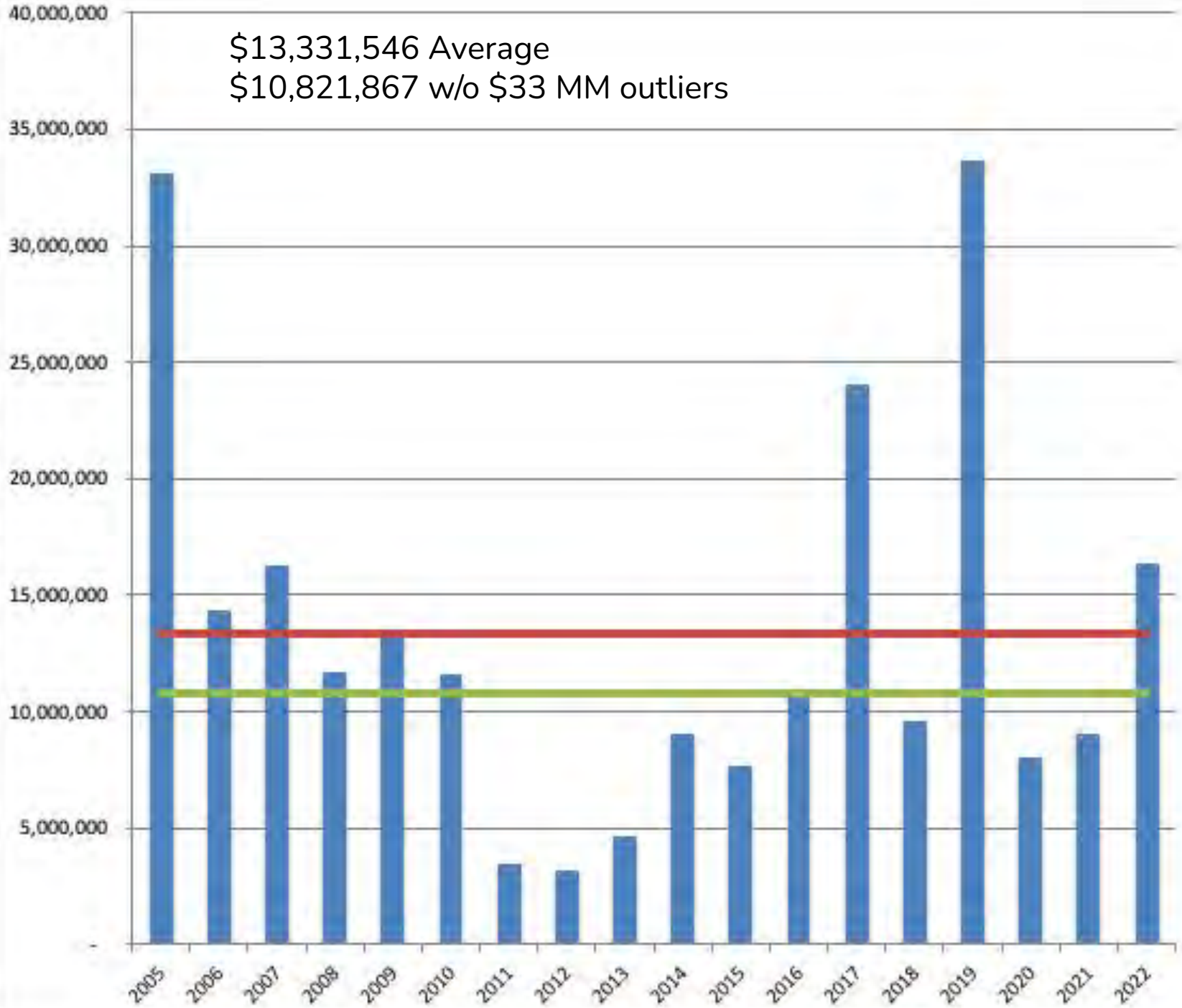
Prior Year Extension = \$41,544,256

$$\$41,544,256 \times 5.00\% = \$2,077,213$$

NEW GROWTH

IMPACT TO TAX LEVY CALCULATION

\$13,331,546 Average
\$10,821,867 w/o \$33 MM outliers



2023 Tax Levy Calculation

New Growth Factor

- 0.3-3.0% Historical Range
- 1.07% Projection based on historical average
- 3.91% additional to insure capturing all new growth
- Actual is UNKNOWN

NOTE: will not receive more than the law allows

2023 Tax Levy Calculation

PROJECTED INCREASE OVER PRIOR YEAR

2023 Tax Levy Calculation

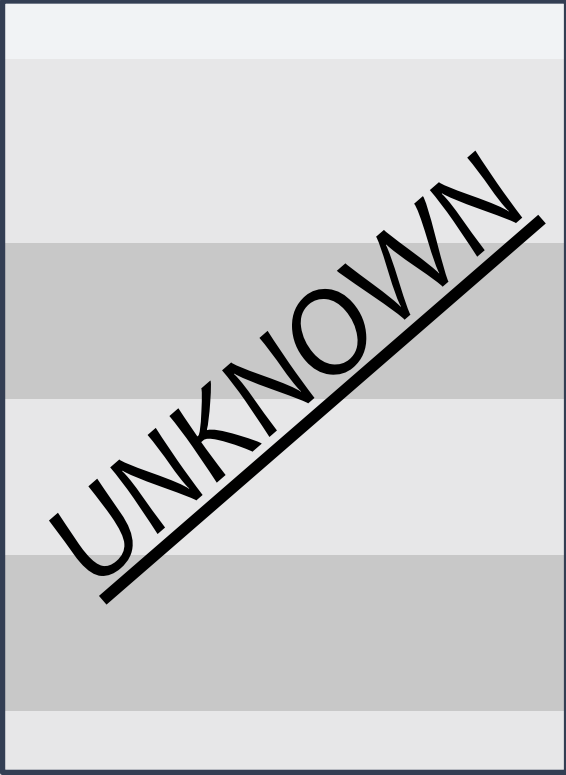
New Funding Attributable to:

- PTELL Cap (5.00%)
= \$2,077,213
- Projected New Growth Factor (1.07%)
= \$445,595

2022 Tax Levy & Extension

| Fund | 2022 Extension | 2022 Rate | 2022 Levy |
|-----------------------------|---------------------------|----------------------|----------------------|
| Education | 35,594,256 | 2.4240 | 37,150,000 |
| Operations & Maintenance | 3,155,000 | 0.2149 | 3,155,000 |
| Transportation | 1,250,000 | 0.0851 | 1,250,000 |
| IMRF | 730,000 | 0.0497 | 730,000 |
| Social Security | 815,000 | 0.0555 | 815,000 |
| Total | \$ 41,544,256 | 2.8292 | \$ 43,100,000 |

2023 Tax Levy & Extension

| Fund | 2023 Extension | 2023 Rate | 2023 Levy |
|--------------------------|---|-----------|---------------|
| Education |  | | 39,125,000 |
| Operations & Maintenance | | | 3,500,000 |
| Transportation | | | 1,500,000 |
| IMRF | | | 740,000 |
| Social Security | | | 825,000 |
| Total | | | \$ 45,690,000 |

2023 Tax Levy Calculation

Total Levy (D28 Request):

- \$45,690,000
- 9.98% increase

Anticipated Extension

- \$44,067,063
- 6.07% increase (5.00% CPI & 1.07% New Growth)
- \$2,522,807 more than 2022 extension

2023 Tax Levy Calculation

Q: Why levy more than projected extension?

A: EAV and New growth is UNKNOWN at the time of the levy. If the district does not levy for all new growth the 1st year it comes on the tax rolls, it can never be captured.

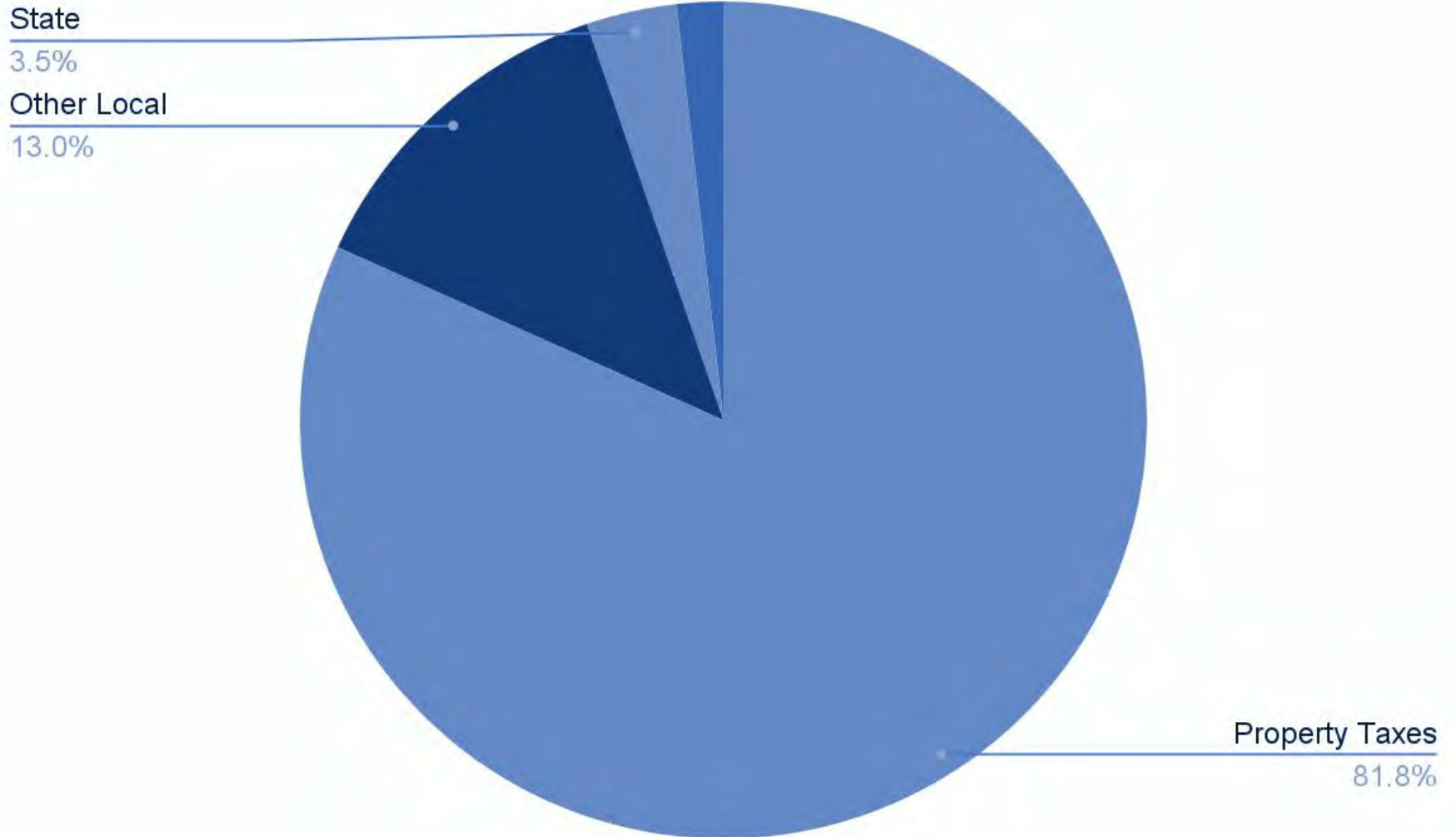
2023 Tax Levy Calculation

Unknown Future Costs:

- Insurance (Health, Dental, Vision, Property, Liability, School Board Legal, Workers Comp)?
- Impact of Health Care Reform?
- Enrollment?
- Unfunded Mandates?
- Utilities?
- Special Education?
- Facility Maintenance & Repair?
- State Fiscal Issues?
- Etc.

Primary Source of Revenue

Source: 2023 AFR



105 ILCS 5/17 -1.3 - Cash Reserve Balances

| Fund | FYE2023 |
|-----------------------------|----------------------|
| Education | 13,947,883 |
| Operations & Maintenance | 719,473 |
| Transportation | 649,001 |
| IMRF | 967,480 |
| Social Security | 114,614 |
| Working Cash | 6,883,525 |
| Total | \$ 23,281,976 |

Questions?

2023 TAX LEVY – PUBLIC HEARING