

WATCHUNG HILLS REGIONAL HIGH SCHOOL

2024/25

TAX ANALYSIS & COMPARISON WARREN TOWNSHIP

1) Tax Levy	Calendar Year 2023	Calendar Year 2024	Increase (Decrease)	% Increase
Assessed Ratable Values	\$ 5,108,662,800	\$ 5,581,396,100	\$ 472,733,300	9.25%
Average Assessed Home	\$ 824,594	\$ 891,628	\$ 67,034	8.13%
General Fund Tax Levy	\$ 19,420,660	\$ 19,687,310	\$ 266,650	1.37%
Debt Service Tax Levy	\$ 1,697,378	\$ 1,734,016	\$ 36,638	2.16%
Total Tax Levy	\$ 21,118,038	\$ 21,421,326	\$ 303,288	1.44%

2) Tax Rate Increase

Avg. Assessed
Value Tax Rate

General Fund	\$ 0.3802	\$ 0.3527	\$ (0.0274)	-7.21%
Debt Service	\$ 0.0332	\$ 0.0311	\$ (0.0022)	-6.49%
Total Tax Rate	\$ 0.4134	\$ 0.3838	\$ (0.0296)	-7.16%

Total Tax Increase - Average Home

Avg. Assessed
Value Tax Levy

General Fund	\$ 3,134.71	\$ 3,145.05	\$ 10.34	0.33%
Debt Service	\$ 273.98	\$ 277.01	\$ 3.03	1.11%
Total Tax Levy	\$ 3,408.68	\$ 3,422.06	\$ 13.37	0.39%

To determine your own tax impact for 2024 you need to do the following:

Step 1. Determine your 2024 property assessment.

Step 2. Divide the assessment by 100.

Step 3. Multiply your answer from step 2 by \$0.3838. This is your school tax for 2024.

Step 4. Determine your new 2023 assessment.

Step 5. Divide the assessment by 100.

Step 6. Multiply your answer from step 5 by \$0.4134. This is your school tax for 2023.

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