

WATCHUNG HILLS REGIONAL HIGH SCHOOL

2025/26

TAX ANALYSIS & COMPARISON WARREN TOWNSHIP

1) Tax Levy	Calendar Year 2024	Calendar Year 2025	Increase (Decrease)	% Increase
Assessed Ratable Values	\$ 5,581,396,100	\$ 6,107,636,600	\$ 526,240,500	9.43%
Average Assessed Home	\$ 891,628	\$ 969,669	\$ 78,041	8.75%
General Fund Tax Levy	\$ 19,687,310	\$ 20,223,450	\$ 536,140	2.72%
Debt Service Tax Levy	\$ 1,734,016	\$ 1,746,615	\$ 12,599	0.73%
Total Tax Levy	\$ 21,421,326	\$ 21,970,065	\$ 548,739	2.56%

2) Tax Rate Increase

Avg. Assessed
Value Tax Rate

General Fund	\$ 0.3527	\$ 0.3311	\$ (0.0216)	-6.13%
Debt Service	\$ 0.0311	\$ 0.0286	\$ (0.0025)	-7.95%
Total Tax Rate	\$ 0.3838	\$ 0.3597	\$ (0.0241)	-6.28%

Total Tax Increase - Average Home

Avg. Assessed
Value Tax Levy

General Fund	\$ 3,145.05	\$ 3,210.74	\$ 65.70	2.09%
Debt Service	\$ 277.01	\$ 277.30	\$ 0.29	0.10%
Total Tax Levy	\$ 3,422.06	\$ 3,488.04	\$ 65.98	1.93%

To determine your own tax impact for 2025 you need to do the following:

Step 1. Determine your 2025 property assessment.

Step 2. Divide the assessment by 100.

Step 3. Multiply your answer from step 2 by \$0.3597. This is your school tax for 2025.

Step 4. Determine your new 2024 assessment.

Step 5. Divide the assessment by 100.

Step 6. Multiply your answer from step 5 by \$0.3838. This is your school tax for 2024.

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