

WATCHUNG HILLS REGIONAL HIGH SCHOOL

2025/26

TAX ANALYSIS & COMPARISON WATCHUNG BOROUGH

1) Tax Levy	Calendar Year 2024	Calendar Year 2025	Increase (Decrease)	% Increase
Assessed Ratable Values	\$ 2,157,727,700	\$ 2,346,484,000	\$ 188,756,300	8.75%
Average Assessed Home	\$ 856,784	\$ 936,443	\$ 79,659	9.30%
General Fund Tax Levy	\$ 7,272,609	\$ 7,589,952	\$ 317,343	4.36%
Debt Service Tax Levy	\$ 641,114	\$ 655,449	\$ 14,335	2.24%
Total Tax Levy	\$ 7,913,723	\$ 8,245,401	\$ 331,678	4.19%
2) Tax Rate Increase				
Avg. Assessed Value Tax Rate				
General Fund	\$ 0.3370	\$ 0.3235	\$ (0.0136)	-4.03%
Debt Service	\$ 0.0297	\$ 0.0279	\$ (0.0018)	-5.99%
Total Tax Rate	\$ 0.3668	\$ 0.3514	\$ (0.0154)	-4.19%
Total Tax Increase - Average Home				
Avg. Assessed Value Tax Levy				
General Fund	\$ 2,887.79	\$ 3,029.02	\$ 141.24	4.89%
Debt Service	\$ 254.57	\$ 261.58	\$ 7.01	2.75%
Total Tax Levy	\$ 3,142.36	\$ 3,290.60	\$ 148.25	4.72%

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 \$0.3514. 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 \$0.3668. 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.