

Keeneyville School District 20

Tax Levy Presentation

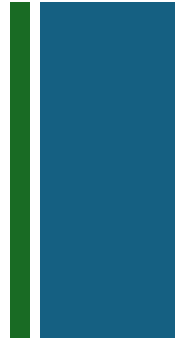
Tax Year 2024

December 19, 2024

Section I

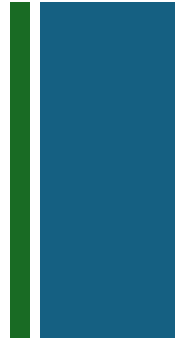
+ Overview of the Tax Levy & Extension Process

+ Property Taxes and How They are Utilized



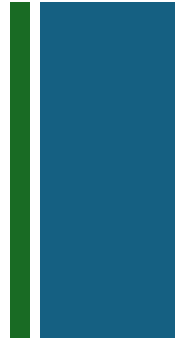
- In the State of Illinois, local real estate property taxes (sometimes called an “ad valorem” tax) are based on a property’s equalized assessed value, and the total local tax rate applied to that value, after any exemptions are subtracted.
- Property taxes are levied by local governing bodies, including but not limited to counties, municipalities, townships, community colleges and school districts.
- Assessed values are not determined by the local taxing bodies, but through the County Assessor’s office.
- As with most school districts, property taxes for Keeneyville District 20 are the largest source of revenue to fund and operate educational programs, maintain buildings and grounds, provide student transportation, and finance debt.

+ What is a Tax Levy?



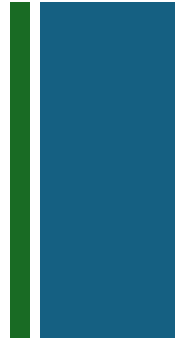
- A tax levy is the request (by a local governmental entity or taxing body) for local property tax dollars for operation. In this case, the request is made by Keeneyville District 20 for DuPage County.
- Local governing bodies levy for specific dollar amounts, not tax rates.
 - School districts levy a separate amount for each fund in which local tax revenue is necessary for operation.
 - Tax rates are calculated by the County Clerk during the extension process.
- Local governmental entities or taxing bodies, such as ESD 20, must submit a formal request for the use of property tax dollars or they will not receive any local property tax dollars.

+ What is the Assessment Process?



- At the township level, assessors identify, appraise, and place value on real property.
- Market value is determined by Real Estate Transfer Declaration for similar properties.
- Commercial and industrial properties are valued based upon market value as well as income generated.
- Illinois statute states that assessed value should represent 33.3% of market value, except farmland.
- Assessment of farmland includes factors such as: yield, soil productivity, commodity prices, and mortgage rates

+ Key Terms Related to the Tax Levy



Tax Cap – PTELL (Property Tax Extension Limitation Law)

PTLL is the law that was enacted for DuPage County in 1991 which limits the annual tax extension increase to 5% or CPI, the lesser of the two, plus new construction.

Consumer Price Index (CPI)

Measures changes in the price level of a market basket of consumer goods CPI-U (all urban consumers) year-over-year. The CPI rate used in the tax extension calculation is the rate on December 31st of the prior year.

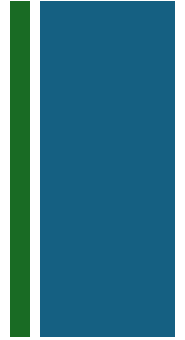
Equalized Assessed Valuation (EAV)

The value placed on property by the County Assessor for tax purposes multiplied by the State Equalization Factor.

Tax Rate (Limiting Rate)

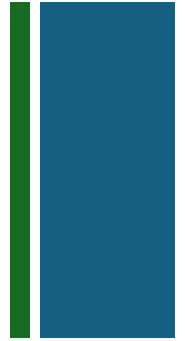
The tax due stated in terms of an amount per \$100 of EAV

+ What is the Extension Process?



- After the tax levy is approved and filed, by the last Tuesday in December, the extension process begins
- The County Clerk begins the tax extension process
 - Calculates Property Tax Extension Limitation
 - Calculates final tax rates for each taxing district
 - District reviews for accuracy and makes any necessary reallocations
 - County Clerk then extends taxes on Equalized Assessment Value (EAV)
- The County Treasurer prepares tax bills
 - Distributes tax bills
 - Receives property tax payments
 - Distributes payment to local governing bodies

+ What is the Review Process



- The purpose of the review is to correct under or over assessments.
- Assessors send changes to property owners and publish values in the newspaper
- Property owners have 30 days to appeal and challenge their assessment with the Board of Review.
 - Board of Review serves a copy of the petition to all taxing districts.
 - All settlements at the Board of Review happen prior to tax extension.
- The Property Tax Appeals Board (PTAB) is the next level of the review process.
 - Only commercial and industrial assessment appeals typically surpass the Board of Review.
- The Circuit Court is the final step in the review process.

Section II

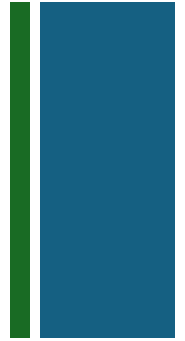
+ Calculating Property Taxes and Understanding Your Property Tax Bill

+ Tax Rate Calculations for Units of Local Government



- The total tax rate for a unit of local government is expressed as the total amount of property taxes extended as a percentage of total equalized assessed valuation (EAV).
- This is expressed as: $\text{Total Extension} / \text{Total EAV} = \text{Tax Rate}$.
- For example, a school district that levies and receives \$10 million in taxes in a district with \$200 million of EAV has a tax rate of 5.0000, or \$5 per \$100 of EAV.
- There is a separate tax rate calculation for each fund within a school district, as well as for each taxing body (counties, municipalities, townships, community colleges, and school districts). These separate tax rates are combined to establish the total tax rate for the taxpayer who resides within the boundaries of the taxing bodies.

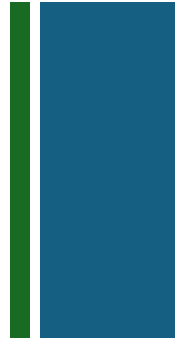
+ How the Limiting Rate is Calculated



$$\frac{(\text{Aggregate Extension Base} \times (1 + \text{CPI}))}{(\text{Equalized Assessed Valuation} - \text{New Property})}$$

- Aggregate Extension Base = Prior year tax extension for all funds except debt service fund (bonds)
- CPI = Computed by the Bureau of Labor Statistics that measures changes in prices over time for goods and services. This number was 3.4 on December 31, 2023. Increase is limited to the lesser of CPI or 5% due to P-TELL
- Equalized Assessed Valuation (EAV) = The value placed on property by the County Assessor for tax purposes multiplied by the State Equalization Factor.
- New Property = New Construction and returning TIF property (if applicable)

+ Tax Calculation for an Individual Taxpayer




- The total tax extension for an individual taxpayer is expressed as the total Equalized Assessed Valuation (EAV), subtract any exemptions, multiplied by the total tax rate and divided by 100.
 - $EAV \times \text{Tax Rate} / 100 = \text{Tax Extension}$
- For example, a home with no exemptions and an equalized assessed valuation of \$100,000 with an aggregate tax rate of \$7.00 per \$100 of EAV will have a property tax bill of \$7,000.
- Individuals who occupy their home as their primary residence qualify for a homestead exemption of \$8,000 in DuPage County.
- This is expressed as: $(EAV - \$8,000) \times \text{Tax Rate} / 100$.
- Applied to the example above, that same home would only be taxed on \$92,000, resulting in a tax bill of \$6,440.

+ Tax Calculation for an Individual Taxpayer



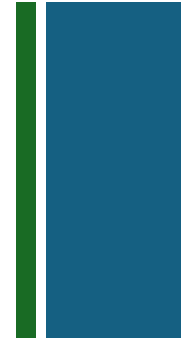
Rate 2022	Tax 2022	Taxing District	Rate 2023	Tax 2023	
0.0828	97.30	11 ** COUNTY **	0.0899	108.54	Mailed to: JOHN DOE 1234 E KNOWN ST WHEATON, IL 60189
0.0189	22.20	COUNTY OF DU PAGE	0.0179	21.60	14
0.0300	35.26	PENSION FUND	0.0291	35.12	
0.0111	13.04	HEALTH DEPARTMENT	0.0103	12.44	
0.1055	123.96	PENSION FUND	0.1001	120.86	Property Location: 1234 E KNOWN ST WHEATON, IL 60189
0.0075	8.82	FOREST PRESERVE DIST	0.0075	9.06	15
0.0139	16.34	PENSION FUND	0.0132	15.94	
		DU PAGE AIRPORT AUTH			
		** LOCAL **			Township Assessor: WAYNE 630-231-8900
0.0856	100.58	WAYNE TOWNSHIP	0.0850	102.62	16
0.0035	4.12	PENSION FUND	0.0034	4.10	
0.0690	81.08	WAYNE TWP ROAD	0.0687	82.94	Tax Code: 1019
0.0027	3.18	PENSION FUND	0.0025	3.02	17
0.6799	798.94	VLG OF BARTLETT	0.6321	763.14	Property Index Number: 01-23-456-789
0.1585	186.26	PENSION FUND	0.1655	199.80	18
0.4340	510.00	HANOVER PK PARK DIST	0.4081	492.70	
0.0447	52.52	PENSION FUND	0.0403	48.66	
0.5827	684.74	BARTLETT FIRE DIST	0.5596	675.60	CHANGE OF NAME/ADDRESS: CALL: 630-407-5900
0.0968	113.74	PENSION FUND	0.0977	117.96	S OF A FACTOR 1.0000
0.2854	335.36	BARTLETT LIBR DIST	0.2542	306.90	
0.0322	37.84	PENSION FUND	0.0274	33.08	
		** EDUCATION **			
5.3827	6,325.22	UNIT SCHL DIST U-46	5.0788	6,131.64	
0.0944	110.92	PENSION FUND	0.0538	64.96	
0.4244	498.72	COMM COLLEGE 509	0.3984	480.98	
0.0001	0.12	PENSION FUND	0.0001	0.12	
		** TIF **			
8.6463	<u>10,160.26</u>	TOTAL	8.1436	<u>9,831.78</u>	

TIF Frozen Value	19	
Fair Cash Value	20	362,200
Land Value	21	67,530
+ Building Value	22	53,200
= Assessed Value	23	120,730 *
x State Multiplier	24	1.0000
= Equalized Value	25	120,730
- Residential Exemption	26	
- Senior Exemption	27	
- Senior Freeze	28	
- Disabled Veteran	29	
- Disability Exemption	30	
- Returning Veteran Exemption	31	
- Home Improvement Exemption	32	
- Housing Abatement	33	
= Net Taxable Value	34	120,730
x Tax Rate	35	8.1436
= Total Tax Due	36	9,831.78
- Less Advance Payment	37	
- Commercial Abatement	38	
+ PACE Reimbursement	39	
= Net Due	40	9,831.78

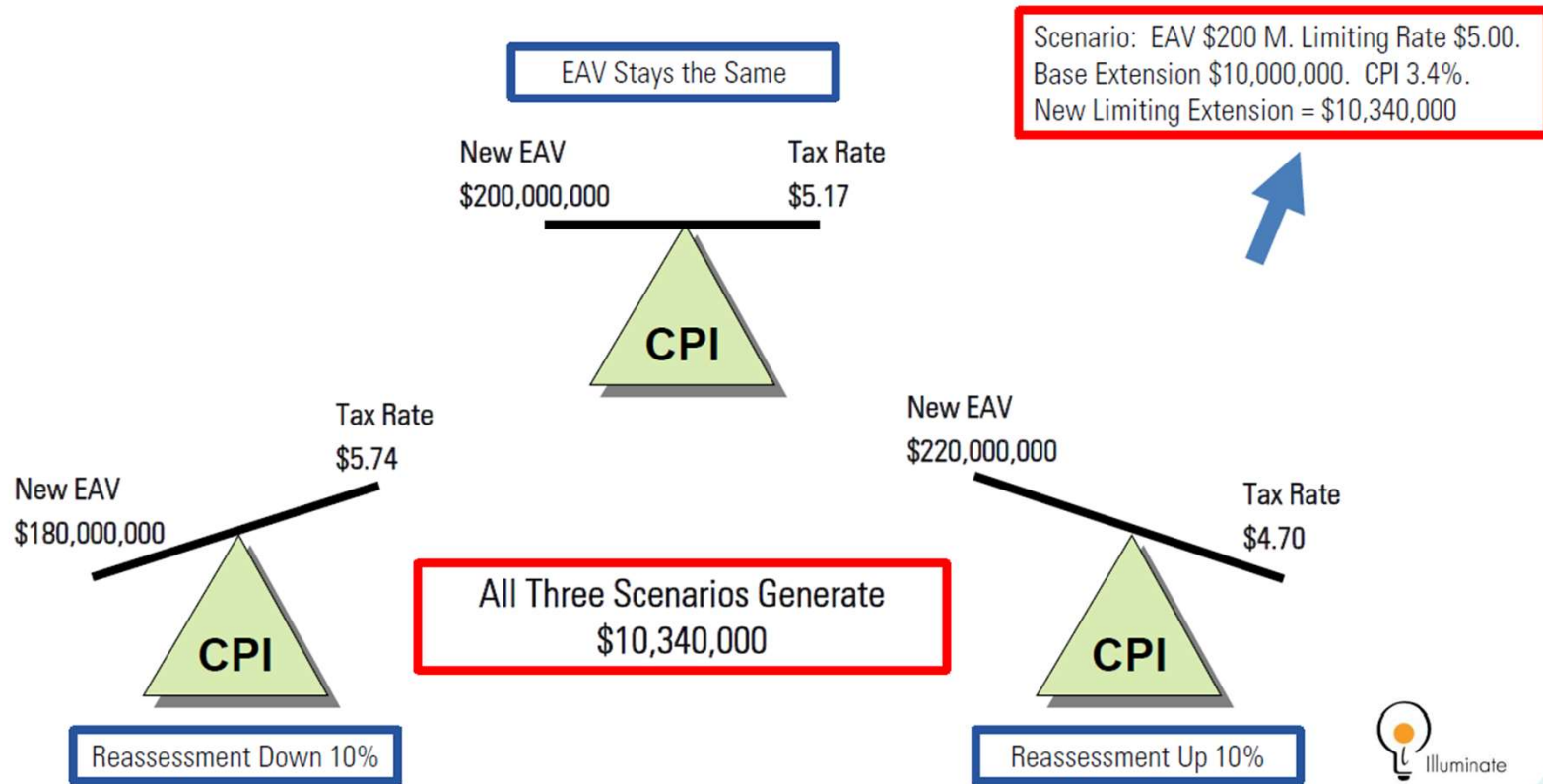


2023 DuPage County Real Estate Tax Bill
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187
 Office Hours – 8:00 am–4:30 pm, Mon–Fri
 Telephone – (630) 407-5900

+ Relationship between EAV, CPI, & Tax Rate



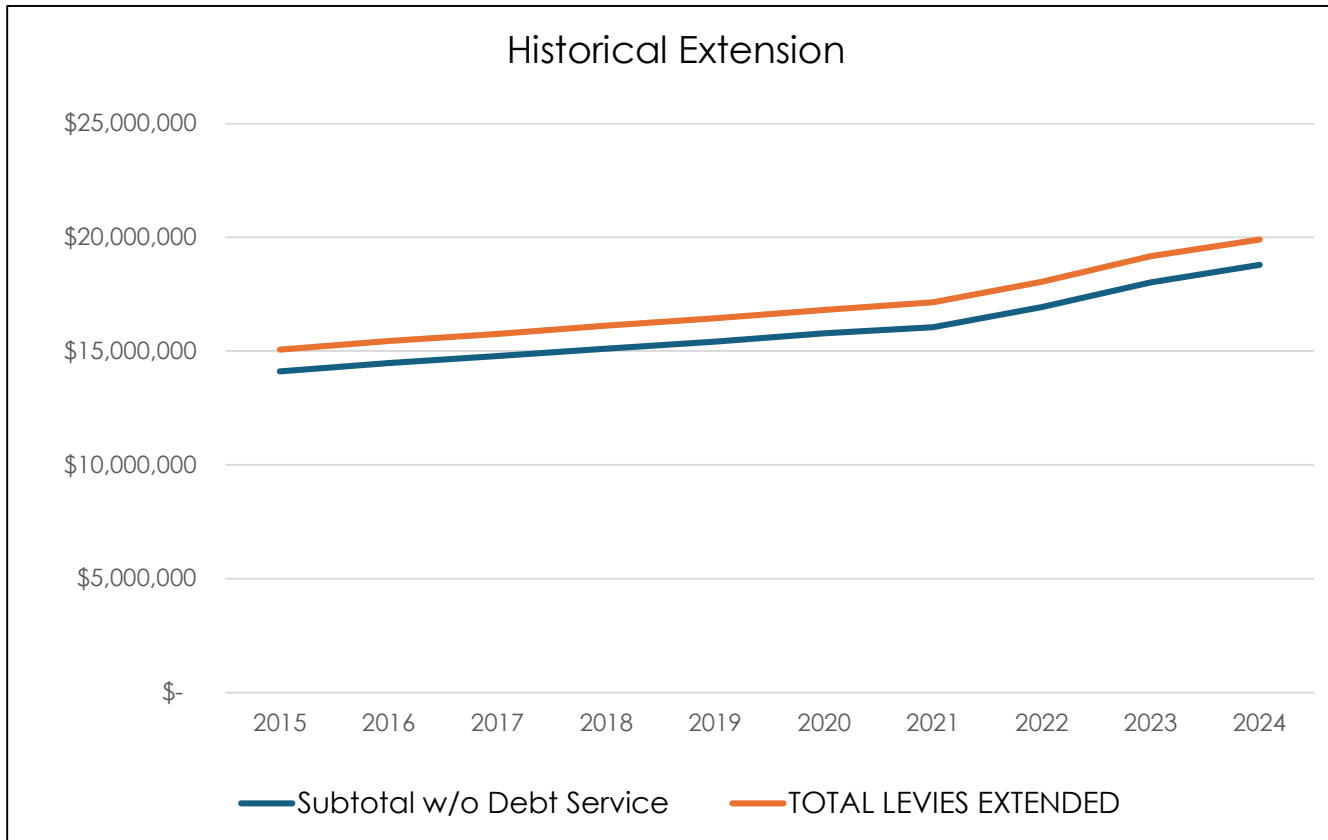
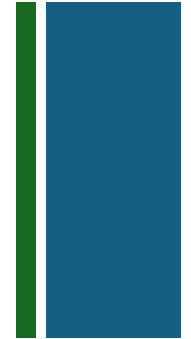
EAV Change, CPI and Tax Rate – An Example



Section III

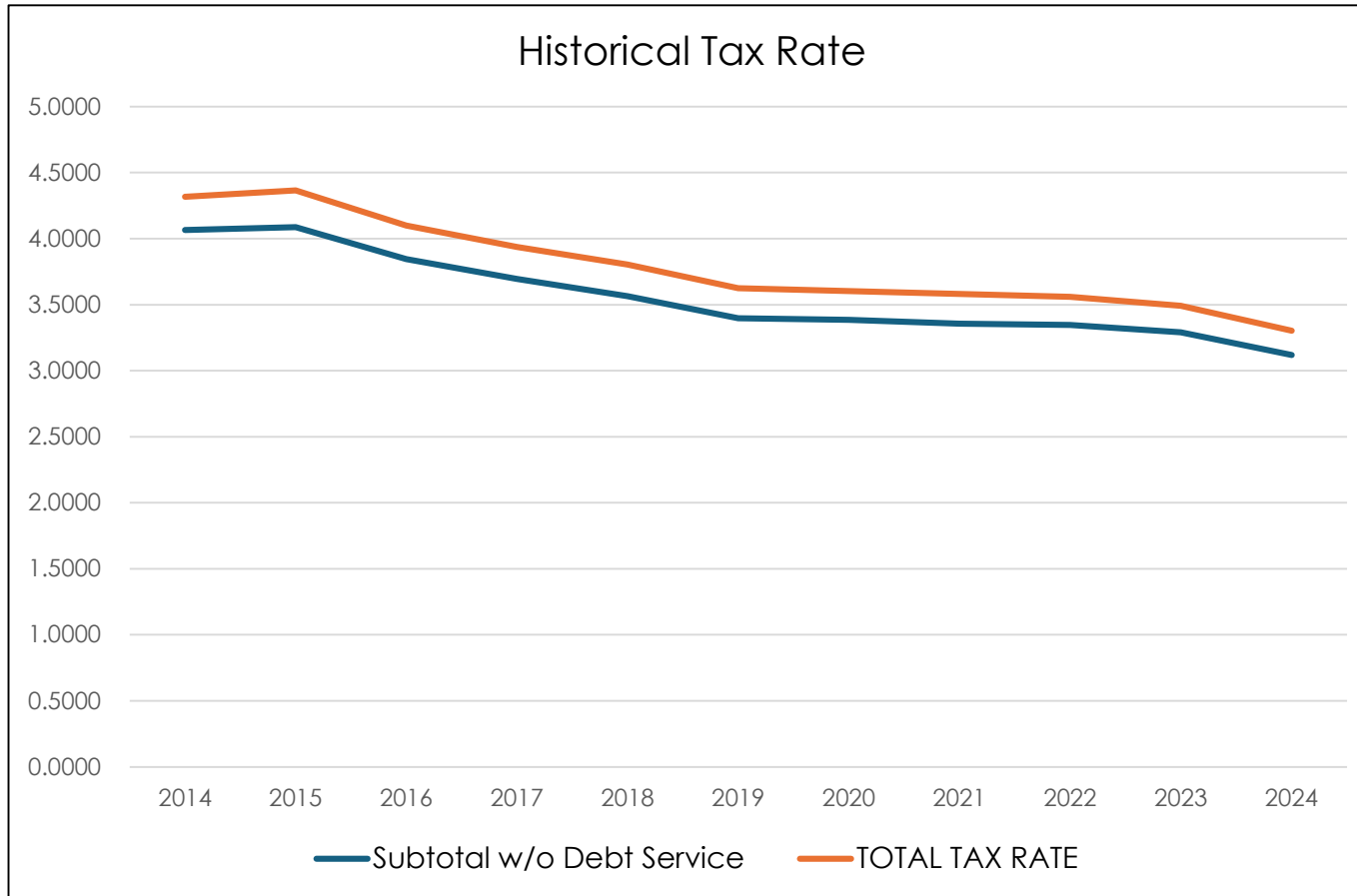
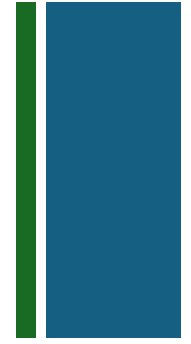
+ Current and Historical Property Tax Info – ESD 20

+ Historical Extension



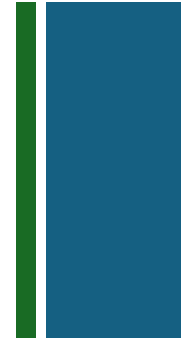
DuPage - ESD 20 Property Tax Extension	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected Extension
TAX Levy Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Subtotal w/o Debt Service	\$ 14,107,337	\$ 14,474,279	\$ 14,787,907	\$ 15,111,818	\$ 15,413,372	\$ 15,784,727	\$ 16,041,421	\$ 16,938,183	\$ 18,019,258	\$ 18,800,739
TOTAL LEVIES EXTENDED	\$ 15,068,604	\$ 15,438,604	\$ 15,755,861	\$ 16,121,024	\$ 16,442,110	\$ 16,801,698	\$ 17,138,976	\$ 18,048,294	\$ 19,162,268	\$ 19,902,943

+ Historical Tax Rate

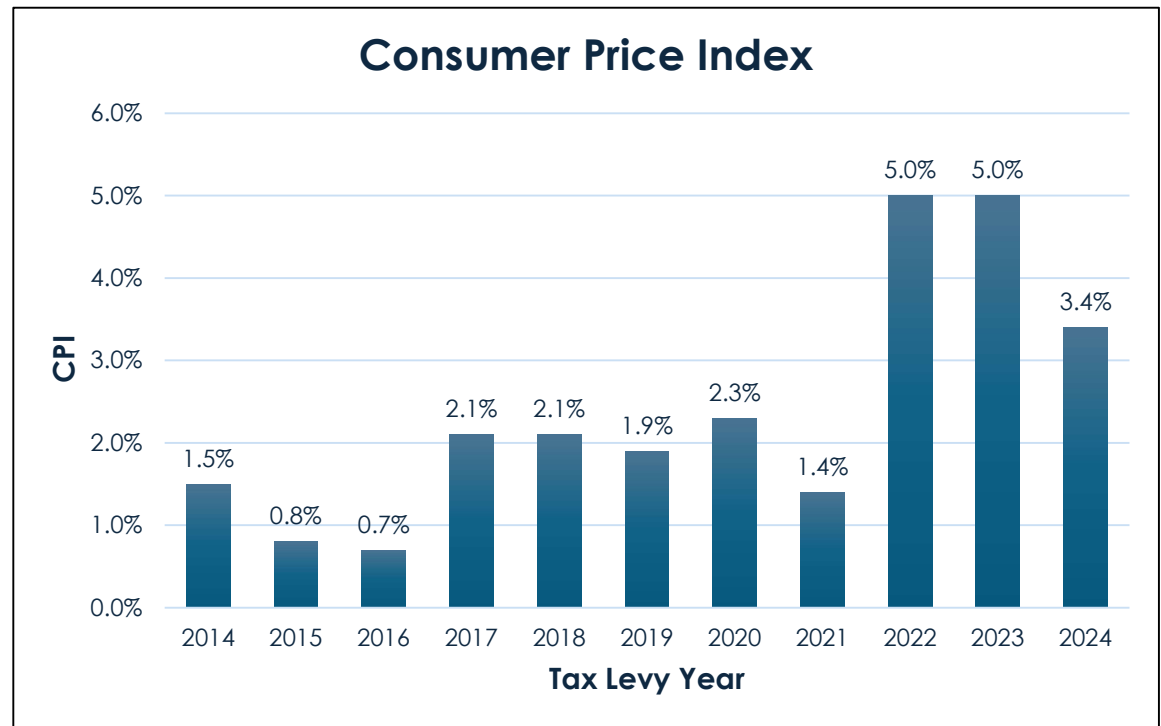


Tax Year	Actual 2014	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Actual 2023	Projected Rate 2024
Rates extended per \$100:											
Subtotal w/o Debt Service	4.0649	4.0872	3.8440	3.6941	3.5653	3.3981	3.3852	3.3572	3.3461	3.2901	3.1211
Debt Service	0.2511	0.2785	0.2561	0.2418	0.2381	0.2268	0.2181	0.2233	0.2135	0.2008	0.1830
TOTAL TAX RATE	4.3160	4.3657	4.1001	3.9359	3.8034	3.6249	3.6033	3.5805	3.5596	3.4909	3.3041

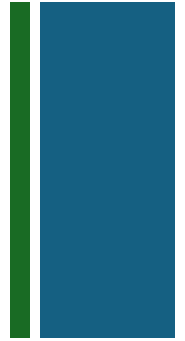
+ CPI History



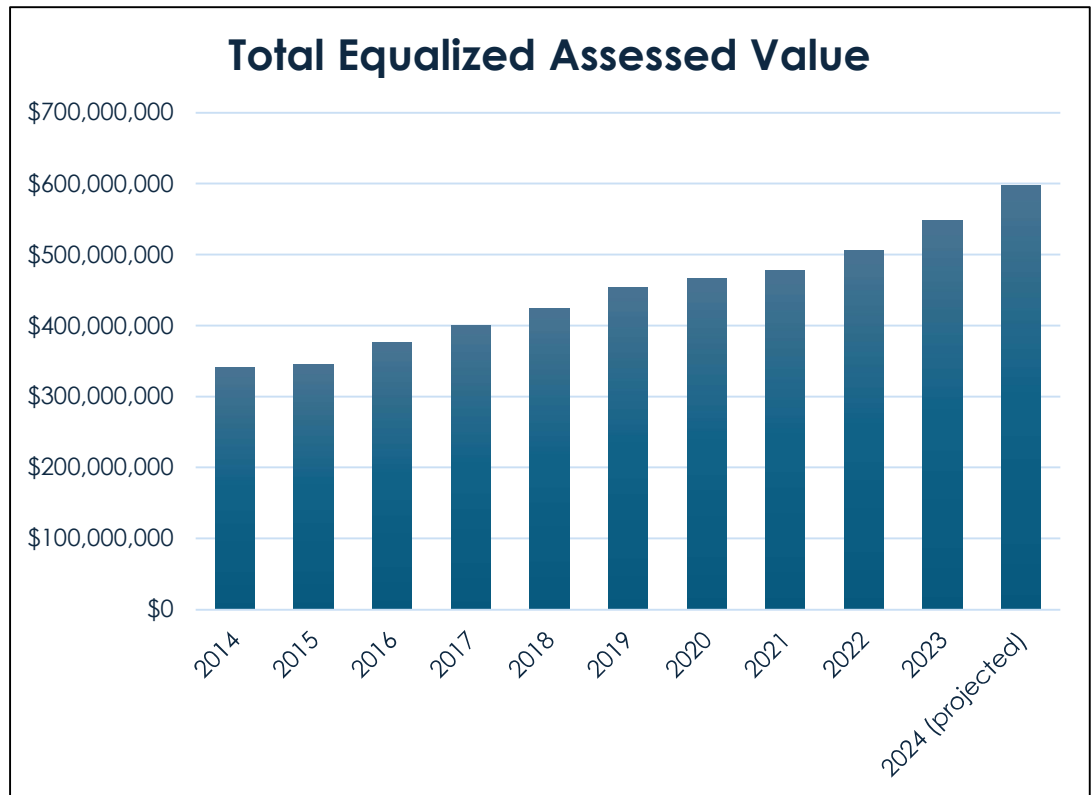
Illinois Department of Revenue History of Consumer Price Index for the PTELL		
Calendar Year	Tax Levy Year	% Use for PTELL
2013	2014	1.5%
2014	2015	0.8%
2015	2016	0.7%
2016	2017	2.1%
2017	2018	2.1%
2018	2019	1.9%
2019	2020	2.3%
2020	2021	1.4%
2021	2022	5.0%
2022	2023	5.0%
2023	2024	3.4%



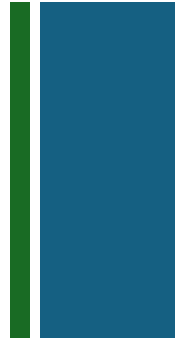
+ EAV History



Tax Year Levied	TOTAL EQUALIZED ASSESSED VALUATION	Percent Change Over Previous Year
2014	\$340,461,129	
2015	\$345,158,951	1.38%
2016	\$376,542,123	9.09%
2017	\$400,311,505	6.31%
2018	\$423,858,235	5.88%
2019	\$453,587,951	7.01%
2020	\$466,286,394	2.80%
2021	\$477,821,416	2.47%
2022	\$506,206,718	5.94%
2023	\$547,681,151	8.19%
2024 (projected)	\$596,972,455	9.00%



+ New Construction

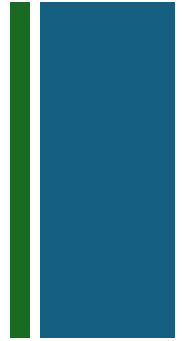


Levy Year	Estimated	Actual	Difference (\$)	Difference (%)
2016	\$ 3,000,000	\$ 6,969,000	\$ 3,969,000	132%
2017	\$ 277,630	\$ 251,890	\$ (25,740)	-9%
2018	\$ 329,170	\$ 365,090	\$ 35,920	11%
2019	\$ 454,790	\$ 413,290	\$ (41,500)	-9%
2020	\$ 207,150	\$ 484,420	\$ 277,270	134%
2021	\$ 873,960	\$ 1,054,390	\$ 180,430	21%
2022	\$ 2,860,390	\$ 2,828,300	\$ (32,090)	-1%
2023	\$ 6,000,000	\$ 7,116,260	\$ 1,116,260	19%
2024	\$ 4,409,235	\$ 5,409,268		

↑
(Township Estimate)

↑
(Adjusted Figure)

+ New Construction



Tax Year Levied	New Property	Amount of Increase/Decrease	Percentage of Change
2014	\$ 623,280		
2015	\$ 3,839,740	\$ 3,216,460	516.05%
2016	\$ 6,969,000	\$ 3,129,260	81.50%
2017	\$ 251,890	\$ (6,717,110)	-96.39%
2018	\$ 365,090	\$ 113,200	44.94%
2019	\$ 413,290	\$ 48,200	13.20%
2020	\$ 484,420	\$ 71,130	17.21%
2021	\$ 1,054,390	\$ 569,970	117.66%
2022	\$ 2,828,300	\$ 1,773,910	168.24%
2023	\$ 7,116,260	\$ 4,287,960	151.61%
2024 (projected)	\$ 5,409,268	\$ (1,706,992)	-23.99%

3 Year Avg.	\$ 3,666,317
5 Year Avg.	\$ 2,379,332

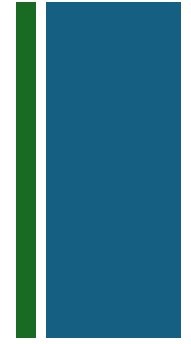


+ Key Assumptions for the 2024 Tax Levy



- Previous Year Extension (2023) w/out Debt Service = \$18,019,258
- CPI Increase = 3.4%
- EAV projected increase = 9%
- Estimated EAV = \$596,972,455
- Estimated New Construction = \$5,409,268
- Estimated Limiting Rate = 3.1211%
- Bond & Interest Levy (Debt Service) = \$1,102,240 (Rate = 0.1829)
- Estimated Total Tax Rate = 3.304%

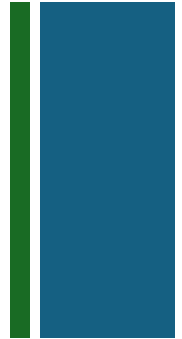
+ Key Assumptions for the 2024 Tax Levy



$$\text{Limiting Rate: } \frac{(\text{Prior Year Extension} \times (1 + \text{Lesser of 5\% or CPI}))}{(\text{Total EAV} - \text{New Construction})}$$

Estimated Calculation of Limiting Rate	2024 Levy	
Prior year extension w/o debt service	\$	18,019,258
1 + CPI (3.4%)		103.4%
Adjusted Extension Base	\$	18,631,912
Projected Net EAV	\$	602,381,723
Projected New Property	\$	5,409,268
Projected Adjusted Valuation Base (EAV - New Const.)	\$	596,972,455
Adjusted Extension Base	\$	18,631,912
Projected Adjusted Valuation Base (EAV - New Const.)	\$	596,972,455
Projected Limiting Rate		3.1211%
Projected Extension Limit (limiting rate x net EAV)	\$	18,800,739
Bond & Interest Levy	\$	1,102,204
Total	\$	19,902,943

+ Levy vs. Tax Extension (ballooning)



DuPage - ESD 20 Property Tax Extension	Levy (ask)	Actual	Projected Extension	Levy (ask)
TAX Levy Year	2023	2023	2024	2024
Educational	\$ 14,250,000	\$ 14,035,973	\$ 14,644,703	\$ 14,644,703
Operations and Maintenance	\$ 2,200,000	\$ 2,166,627	\$ 2,260,592	\$ 2,360,590
Transportation	\$ 1,055,000	\$ 1,039,499	\$ 1,084,581	\$ 1,084,582
Illinois Municipal Retirement	\$ 200,000	\$ 197,165	\$ 205,716	\$ 205,716
Social Security	\$ 350,000	\$ 345,039	\$ 360,003	\$ 360,003
Working Cash	\$ 3,000	\$ 3,286	\$ 3,428	\$ 3,429
Tort Immunity	\$ 140,000	\$ 138,016	\$ 144,001	\$ 144,002
Special Education	\$ 95,000	\$ 93,653	\$ 97,715	\$ 97,715
Subtotal w/o Debt Service	\$ 18,293,000	\$ 18,019,258	\$ 18,800,739	\$ 18,900,740

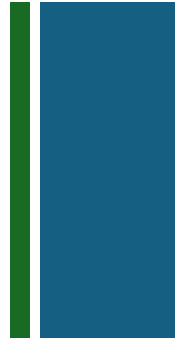
+ 2023 Levy vs. Projected vs. Levy



		Projected Rate	Levy Amount
Tax Year	2023	2024	2024
<u>Rates extended per \$100:</u>			
Educational	2.5628	2.4183	2.4311
Operations and Maintenance	0.3956	0.3898	0.3919
Transportation	0.1898	0.1791	0.1800
Illinois Municipal Retirement	0.0360	0.034	0.0342
Social Security	0.0630	0.0594	0.0598
Working Cash	0.0006	0.0006	0.0006
Tort Immunity	0.0252	0.0238	0.0239
Special Education	0.0171	0.0161	0.0162
Subtotal w/o Debt Service	3.2901	3.1211	3.1377
Debt Service	0.2008	0.1830	0.1830
TOTAL TAX RATE	3.4909	3.3041	3.3207



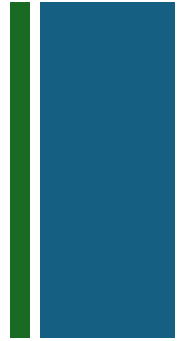
+ Levy Summary per Fund



DuPage - ESD 20 Property Tax Extension	Actual	Projected Extension	Levy (ask)
TAX Levy Year	2023	2024	2024
Calendar Year Extended	2024	2025	2025
Fiscal Year Collected	FY25	FY26	FY26
Educational	\$ 14,035,973	\$ 14,644,703	\$ 14,644,703
Operations and Maintenance	\$ 2,166,627	\$ 2,260,592	\$ 2,360,590
Transportation	\$ 1,039,499	\$ 1,084,581	\$ 1,084,582
Illinois Municipal Retirement	\$ 197,165	\$ 205,716	\$ 205,716
Social Security	\$ 345,039	\$ 360,003	\$ 360,003
Working Cash	\$ 3,286	\$ 3,428	\$ 3,429
Tort Immunity	\$ 138,016	\$ 144,001	\$ 144,002
Special Education	\$ 93,653	\$ 97,715	\$ 97,715
Subtotal w/o Debt Service	\$ 18,019,258	\$ 18,800,739	\$ 18,900,740
Debt service	\$ 1,099,744	\$ 1,102,204	\$ 1,102,204
TOTAL LEVIES EXTENDED	\$ 19,119,002	\$ 19,902,943	\$ 20,002,944



+ Next Steps



11/12/2024 – Levy Presentation to Finance & Facilities Committee

11/14/2024 – Public Notice on District Website

11/21/2024 – Tentative Levy Presentation and Board Resolution (meets the 20-day requirement)

12/09/2024 – Publish Public Notice in Daily Herald (not more than 14 days or less than 7 days before public hearing)

12/19/2024 – Public Hearing & Levy Adoption

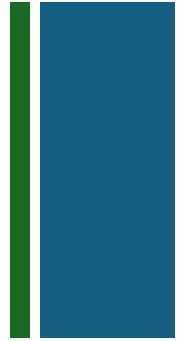
12/20/2024 – File Certificate of Tax Levy with DuPage County Clerk & ROE (Filing Deadline is Last Tuesday in December)

12/20/2024 – Post 2024 Tax Levy presentation on District website

March 2025 – Finance Department off on Final Tax Calculations from the County

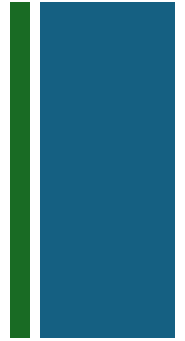
+ Section IV
Definitions of Local Property Tax Terms

+ Definitions



- **Assessment:** The process of valuing real property for tax purposes.
- **Assessed Valuation:** A value placed on property for tax purposes.
- **Board of Review:** A county level committee that reviews property tax appeals submitted by local property owners.
- **Collection:** Receipt of property owner's payment by the County Treasurer.
- **CPI:** The Consumer Price Index (CPI) is a measure that examines the weighted average of prices of a basket of consumer goods and services, such as transportation, food, and medical care. It is calculated by taking price changes for each item in the predetermined basket of goods and averaging them. Changes in the CPI are used to assess price changes associated with the cost of living; the CPI is one of the most frequently used statistics for identifying periods of inflation or deflation.
- **Distribution:** Payment of tax receipts by the County Treasurer to schools and other units of local government.
- **Equalized Assessed Valuation (EAV) :** The assessed valuation multiplied by the equalization factor.
- **Equalization Factor:** A factor determined by the Illinois Department of Revenue each year to ensure an equal assessment among all 102 counties in the state. State statute requires that the aggregate value of assessments within each county must be equalized at 33 1/3 % of the estimated fair market value of real property in the county. This factor is also known as the "multiplier".

+ Definitions



- **Extension:** The actual amount of money received by a local governmental taxing body.
- **Property Tax:** A tax assessed on real estate by the local government. The tax is usually based on the value of the property owned (including the land).
- **PTAB:** If the local property taxpayer finds the decision of the Board of Review unacceptable, the taxpayer may request (in writing) a review by the county Property Tax Appeals Board or, PTAB. (Typically, only commercial or industrial assessment appeals go beyond the Board of Review.)
- **Tax Base:** The total EAV of a school district or taxing body
- **Tax Levy:** The dollar amount in real estate taxes requested by each taxing body.
- **Tax Rate:** The tax levy (i.e. dollar amount) divided by the total equalized assessed valuation. In other words, it is the amount of taxes due, as a percentage of the tax base.
- **Tax Year:** The calendar year in which property is assessed and the levy is made.



Questions?

