



Understanding the Recent Residential Property Tax Increase



What caused the large increase this year?

On your recent 2024 property tax bill (for 2023 property taxes), most homes in Mahomet Township were hit with an 8.5% increase. This was a result of the average increase in the sale price of existing homes in Mahomet Township over the past 3 years. Mahomet Township was not alone. Sale prices of existing homes have increased all over the area by similar amounts. Champaign Township, by comparison, saw an 8.4% increase.

Did new construction in Mahomet impact this situation?

Sale prices are a function of supply and demand and we know that homes in the Mahomet-Seymour School District are in demand. New construction provided more supply which actually helped this situation. Without new construction there would have been even higher buyer demand for existing homes. This would have pushed values, and therefore taxes, on existing homes up even higher.

What about the additional taxes from new homes?

A new \$450,000 home generates enough tax revenue to fund education for 1.5 children each year. While the amount of additional children in each new home varies, the increased revenue from these new homes goes to cover additional teachers and services needed for these additional children.

Why does the School District need these additional tax dollars? Why do we not just lower the tax rate so property taxes remain more constant?

Essentially, the current property tax increase is an inflationary increase, and inflation is affecting all of us - including Mahomet-Seymour Schools. The District has seen significant increases in fuel costs, utility costs, supply costs and all other operating expenses - just like you have experienced as individuals and families.

Our largest increase has been in labor costs - and labor costs run around 80% of our budget. Increases have been necessary to support our District employees as they deal with inflation in their home budgets - just like you do. Increases have been necessary to keep our District competitive in a very difficult labor market as we deal with area-wide ongoing teacher and staff shortages. In short, our expenses have increased significantly, just like yours have.

Finally, remember that Mahomet-Seymour Schools continue to do more with less, and we have been doing that for years. We continue to spend less money per student than any other comparable school district in the area while continuing to get better academic outcomes.

How District Money Is Spent	
Salaries & Benefits	78%
Purchased Services*	10%
Supplies	8%
Capital Improvements	4%

Historical Property Tax Rates	
2004	4.7880
2008	4.5952
2013	4.4998
2018	4.5752
2024	4.6338

*Includes items such as: utilities, legal & professional services, student out-placement, etc.

Creating Value for our Mahomet-Seymour Taxpayers

School District	Property Tax Rate	Annual Difference on 300K Home	High School Area Rank*
Rantoul City Schools/Rantoul TWP HS	6.5665	+\$1,933	11
Urbana #116	5.7959	+1,162	8
Prairieview-Ogden/Rantoul TWP HS	5.1465	+\$513	11
Champaign Unit 4	5.0149	+\$381	2/7
Ludlow/Rantoul TWP HS	4.9746	+\$341	11
Prairieview-Ogden/St. Joseph-Ogden HS	4.8481	+\$214	5
Thomasboro/Rantoul TWP HS	4.7030	+\$69	11
Mahomet-Seymour	4.6338	-	1
Gifford/Rantoul TWP HS	4.6110	-	11
Heritage CUSD #8	4.5782	-	6
St. Joseph/St. Joseph-Ogden HS	4.559	-	5
Fisher	4.4340	-	9
Tolono Unity	3.2745	-	4

**Based on 2024 U.S. News & World Report High School Rankings

Comparable highly ranked School Districts	Income available to spend per student
Monticello	\$14,678 per student
Dunlap	\$11,489 per student
Morton	\$11,031 per student
Mahomet-Seymour	\$8,445 per student