



# Metropolitan SD of Lawrence Township

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Property Tax Forecast – Summer 2026

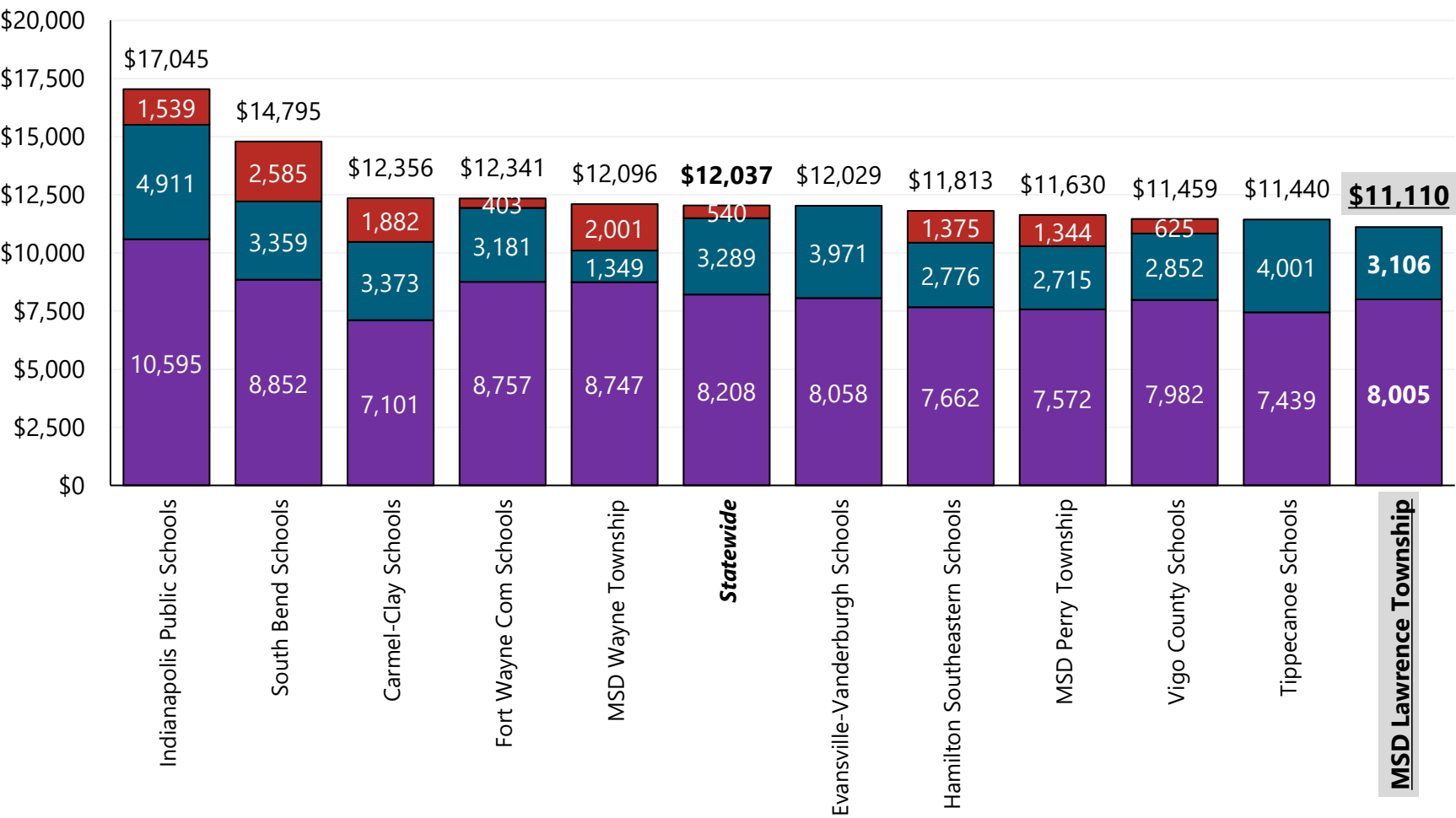


## Revenue and Expenditure History

Peer Comparisons and 2021-2025 District Data

# 2025 Expenditures per Non-Virtual Student: Schools with Similar ADM

Education, Operations, Operating Referendum Funds

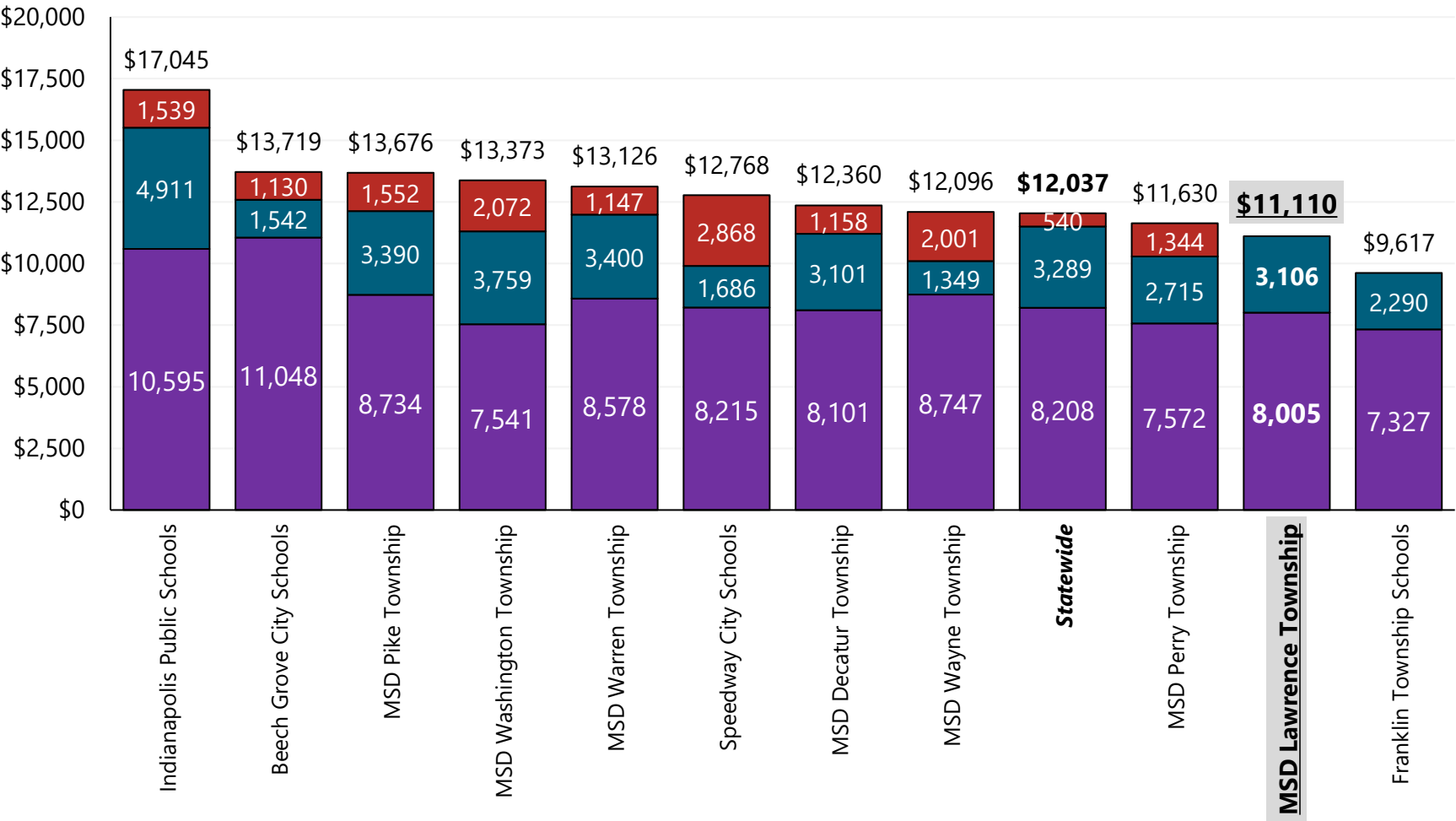


| Total Exp per Student       |          |
|-----------------------------|----------|
| Minimum                     | \$9,022  |
| 25 <sup>th</sup> Percentile | \$10,979 |
| Median                      | \$11,719 |
| 75 <sup>th</sup> Percentile | \$12,609 |
| Maximum                     | \$26,877 |

Education Operations Referendum

# 2025 Expenditures per Non-Virtual Student: Schools within County

Education, Operations, Operating Referendum Funds

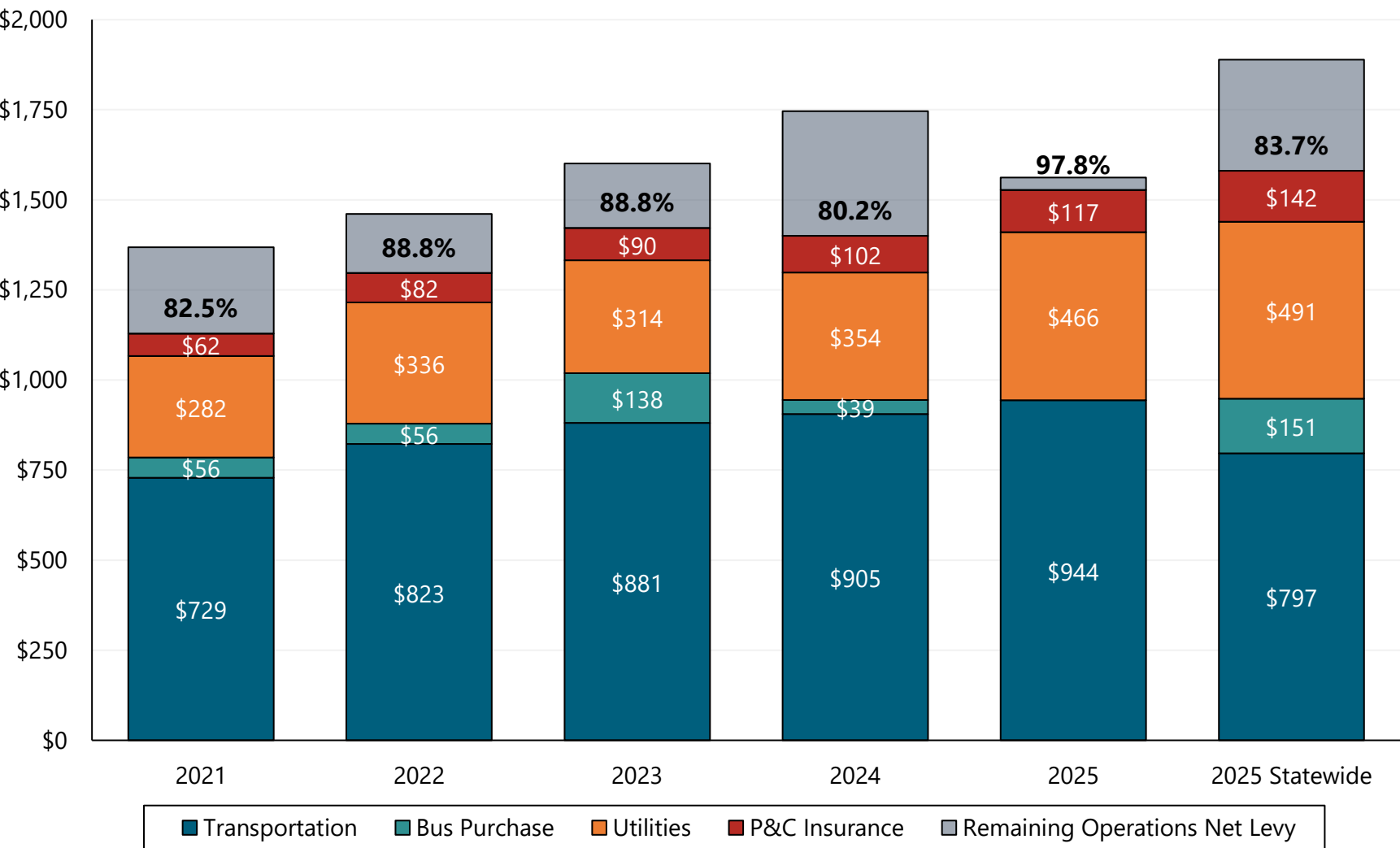


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| Maximum                     | \$26,877 |

Education Operations Referendum

# Fixed Costs versus Operations Net Levy per Student

Operations & Operating Referendum Funds



**+6.7%**  
2021 – 2025 CAGR  
Transportation Expenditures

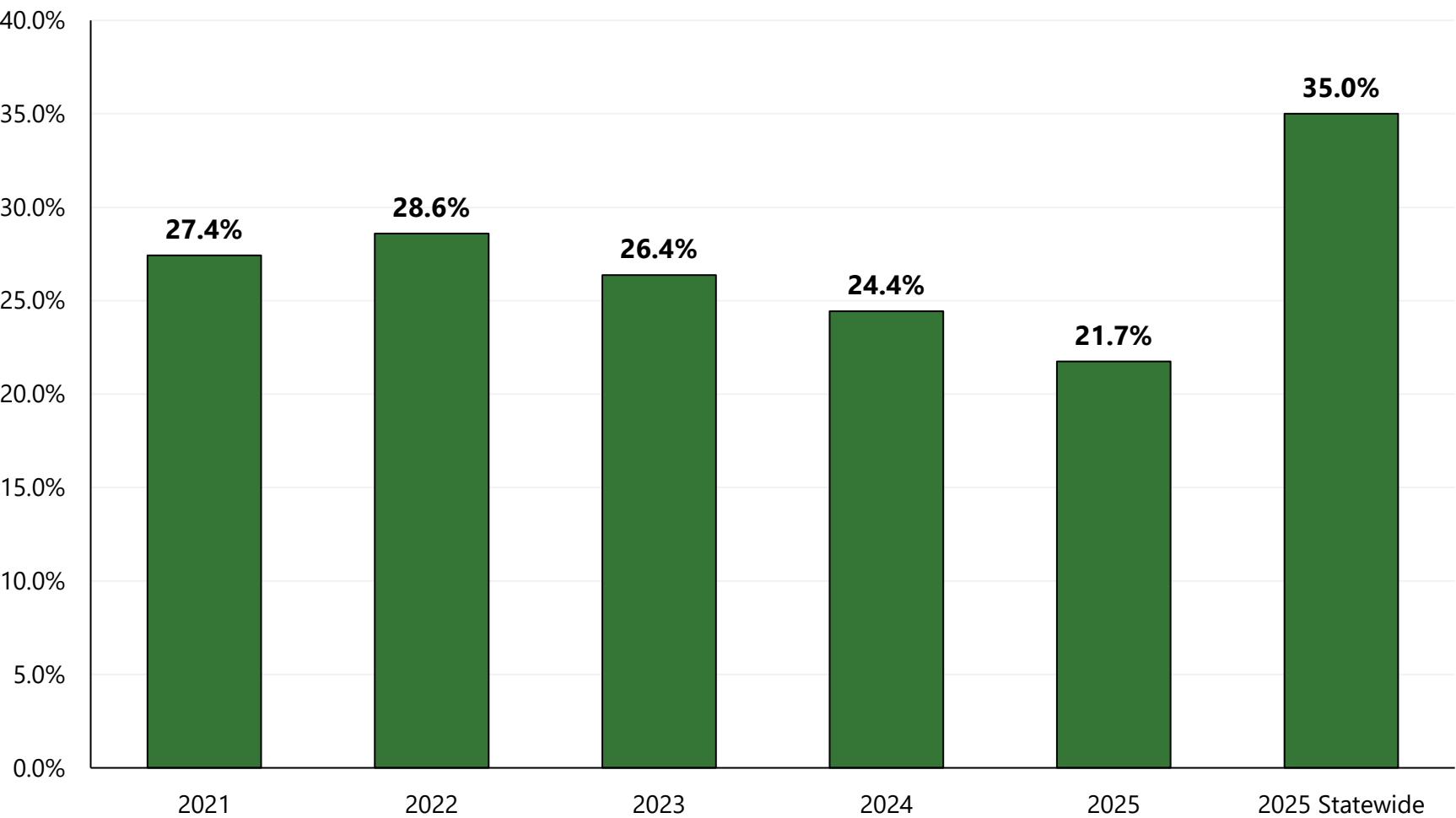
**+13.4%**  
2021 – 2025 CAGR  
Utilities Expenditures

**+17.1%**  
2021 – 2025 CAGR  
P&C Insurance Expenditures

\*CAGR: Compound Annual Growth Rate

# Ending Cash Balance as Percent of Expenditures

Education, Operations, Operating Referendum, & Rainy Day Funds



**+5.6%**  
2021 – 2025 CAGR  
Education Fund Expenditures

**+9.0%**  
2021 – 2025 CAGR  
Operations Fund Expenditures

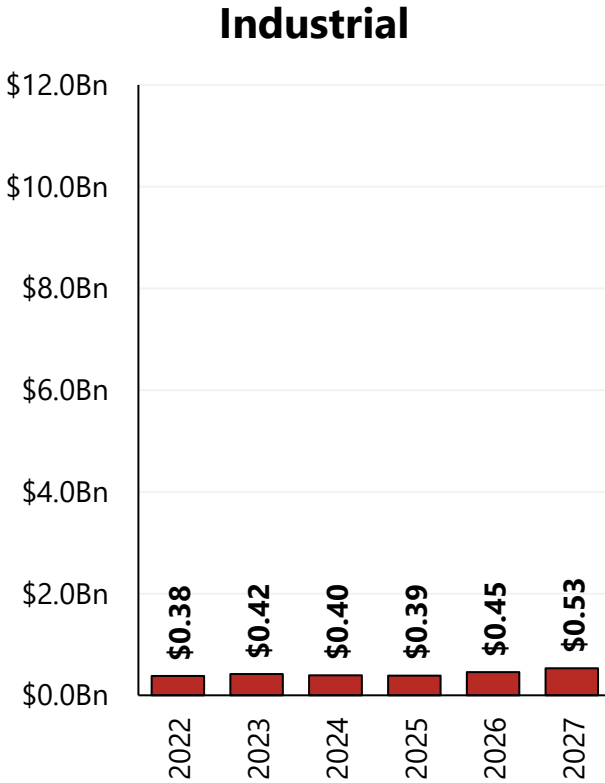
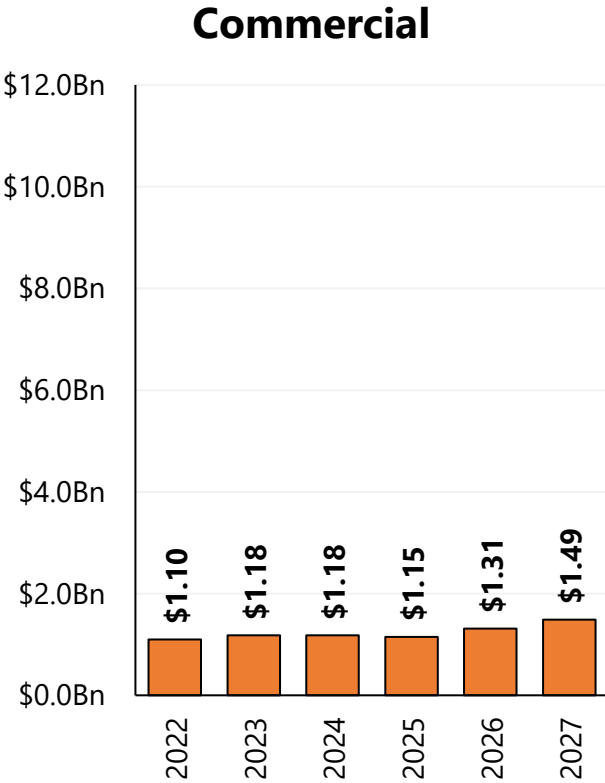
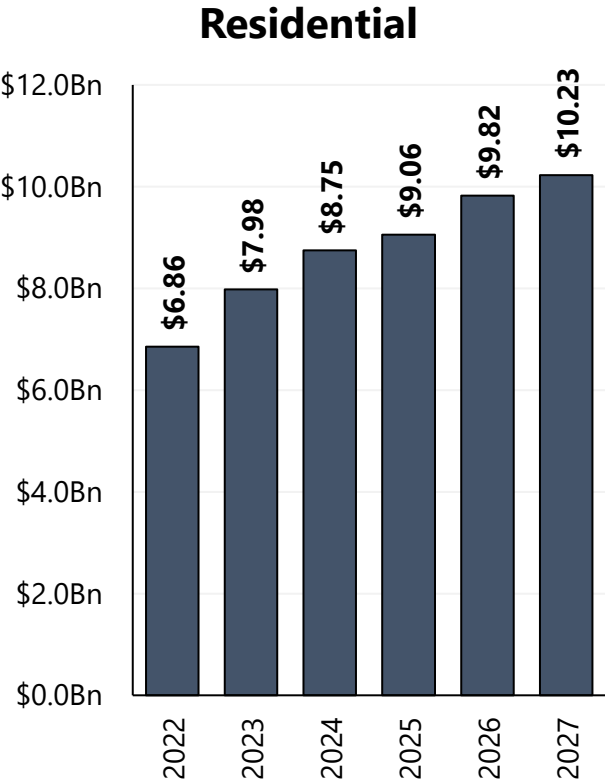
**+6.5%**  
2021 – 2025 CAGR  
Combined Fund Expenditures

\*CAGR: Compound Annual Growth Rate

# **Assessed Value Projections**

Updated data from County Assessor Workbooks

# Gross Assessed Value



**+4.1%**  
1-Year Change  
Residential: 2026-2027

**+13.5%**  
1-Year Change  
Commercial: 2026-2027

**+17.0%**  
1-Year Change  
Industrial: 2026-2027

**+4.3%**  
1-Year Change  
Total GAV\*: 2026-2027

## Gross Assessed Value Drivers

- County assessors have submitted updated Gross Assessed Values (GAV) to the DLGF, as reflected in the Ratio Study used to determine 2027 Certified Net Assessed Values (CNAVs).
- DLGF has again revised its cost tables, increasing the assessed values of many commercial, industrial, and certain residential properties
- Gross assessed value in the residential sector continues to drive overall growth

*\*Business Personal Property AV is Projected for 2027*

## Summary

Strategic Planning and District Considerations

# Summary

**Strategic planning:** Continue long-term financial planning and maintain appropriate cash balances.

**Increased Gross AV:** Higher gross assessed values may result in smaller Net AV declines than previously anticipated.

**Net AV Impact:** SEA1 is still expected to reduce Net Assessed Value growth over the next five years.

**Local Impact:** Circuit breaker losses, referendum revenues, and the new homestead credit impact districts differently.

**Higher MLGQ:** The 6% MLGQ for 2027 will allow stronger levy growth, but may be partially offset by credit loss.

**Local Income Tax:** PTRC repeal impacts the district and taxpayers. Certified shares eliminate direct revenue.

**Keep up-to-date:** Stay current as data is released and prepare locally for the impacts of statewide policy changes.

## District Considerations

### **Allow Tax Rates to Adjust When Appropriate**

Strong AV growth may create opportunities for lower tax rates while maintaining needed revenues. Districts should evaluate how rate reductions fit within their long-term financial plans.

### **Approach Capital Planning Strategically**

Higher assessed values may improve debt capacity and project affordability. Districts should continue to prioritize capital investments based on facility needs and long-term sustainability.

### **Communicate the Impact of AV Growth Clearly**

While AV growth can strengthen local revenues, districts should help stakeholders understand the continued impact of tax cap losses, rising costs, and other financial pressures.

### **Monitor the Legislative Environment**

Property tax reform is expected to remain a key topic in 2027. Districts should stay informed and consider how future policy changes may affect revenues, debt, and referendum planning.