

2017-2021 TAX CAPACITY AND TAX RATE COMPARISON

12/14/2020

	2017	2018	2019	2020	2021 Current
Total Tax Capacity	16,846,862	17,596,755	18,421,664	19,215,758	20,186,861
Captured TIF Tax Capacity^	1,045,854	1,087,931	1,122,792	1,138,196	1,292,805
JOBZ/BIO Tax Capacity					
Powerline	2,769	2,803	2,790	2,585	2,633
Taxable Tax Capacity	15,798,239	16,506,021	17,296,082	18,074,977	18,891,423
Net Property Tax Levy*	6,416,302	6,670,676	6,988,801	7,303,009	7,381,920
Average City Tax Rate	40.61%	40.41%	40.41%	40.40%	39.08%
Percent Levy Change	1.96%	3.96%	4.77%	4.50%	1.08%
City Tax on home with \$160,000 TMV*	\$649.82	\$646.62	\$646.51	\$646.46	\$625.21
City Tax on home with \$164,800 TMV (3% increase)					\$643.96
Home Value after 3% Increase					\$164,800.00
City Tax on \$300,000 commercial property	\$2,132.24	\$2,121.71	\$2,121.36	\$2,121.21	\$2,051.46
City Tax on \$1,000,000 commercial property	\$7,818.20	\$7,779.62	\$7,778.32	\$7,777.76	\$7,522.04
Tax Change (No Value Increase)	3.15%	-0.49%	-0.02%	-0.01%	-3.29%
Tax Change (3% Residential Value Increase)	-100.00%	-100.00%	-100.00%	-100.00%	-0.39%

TMV=Taxable Market Value

The tax capacity for residential homestead property is 1.0% of value.

The tax capacity for commercial property is 1.5% of value up to 150,000 and 2.0% for value over \$150,000.