

2018-2026 TAX CAPACITY AND TAX RATE COMPARISON

	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Tax Capacity	17,596,755	18,421,664	19,215,758	20,188,573	21,267,859	21,799,555	22,344,544	22,903,158	24,062,630
Captured TIF Tax Capacity^	1,087,931	1,122,792	1,138,196	1,292,423	1,360,467	1,290,000	1,290,000	1,290,000	1,290,000
JOBZ/BIO Tax Capacity					2,808				
Powerline	2,803	2,790	2,585	2,633	2,667	2584	2584	2584	2584
Taxable Tax Capacity	16,506,021	17,296,082	18,074,977	18,893,517	19,901,917	20,506,971	21,051,960	21,610,574	22,770,046
Net Property Tax Levy*	6,725,676	6,988,801	7,303,009	7,381,960	7,964,897	8,516,389	8,904,958	9,333,473	9,664,387
Average City Tax Rate	40.75%	40.41%	40.40%	39.07%	40.02%	41.53%	42.30%	43.19%	42.44%
Percent Levy Change	4.01%	3.91%	4.50%	1.08%	7.90%	6.92%	4.56%	4.81%	3.55%
City Tax on home with \$210,000 TMV*	\$855.68	\$848.54	\$848.48	\$820.50	\$840.44	\$872.11	\$888.30	\$906.98	\$891.31
City Tax on home with \$216,300 TMV (3% increase)					\$865.65	\$925.27	\$970.36	\$1,020.57	\$1,033.07
Home Value after 3% Increase					\$216,300.00	\$222,789.00	\$229,472.67	\$236,356.85	\$243,447.56
City Tax on \$300,000 commercial property	\$2,139.21	\$2,121.36	\$2,121.21	\$2,051.25	\$2,101.09	\$2,180.28	\$2,220.74	\$2,267.44	\$2,228.28
City Tax on \$1,000,000 commercial property	\$7,843.76	\$7,778.32	\$7,777.76	\$7,521.24	\$7,703.99	\$7,994.38	\$8,142.73	\$8,313.96	\$8,170.36
Tax Change (No Value Increase)	30.66%	-0.83%	-0.01%	-3.30%	2.43%	3.77%	1.86%	2.10%	-1.73%
Tax Change (3% Residential Value Increase)	-100.00%	-100.00%	-100.00%	-100.00%	5.50%	6.89%	4.87%	5.17%	1.23%

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.