

2016-2020 TAX CAPACITY AND TAX RATE COMPARISON

	2016	2017	2018	2019	2020 Current
Total Tax Capacity	16,159,667	16,846,862	17,596,755	18,421,664	19,215,758
Captured TIF Tax Capacity [^]	950,894	1,045,854	1,087,931	1,122,792	1,138,196
JOBZ/BIO Tax Capacity	222,458				
Powerline	2,730	2,769	2,803	2,790	2,585
Taxable Tax Capacity	14,983,585	15,798,239	16,506,021	17,296,082	18,074,977
Net Property Tax Levy*	6,293,125	6,466,302	6,725,676	6,988,801	7,303,009
Average City Tax Rate	42.00%	40.93%	40.75%	40.41%	40.40%
Percent Levy Change	4.49%	2.75%	4.01%	3.91%	4.50%
City Tax on home with \$150,000 TMV*	\$630.00	\$613.96	\$611.20	\$606.10	\$606.06
City Tax on home with \$154,500 TMV (3% increase)					\$624.24
Home Value after 3% Increase				\$150,000.00	\$154,500.00
City Tax on \$300,000 commercial property	\$2,205.01	\$2,148.85	\$2,139.21	\$2,121.36	\$2,121.21
City Tax on \$1,000,000 commercial property	\$8,085.02	\$7,879.13	\$7,843.76	\$7,778.32	\$7,777.76
Tax Change (No Value Increase)	-3.31%	-2.55%	-0.45%	-0.83%	-0.01%
Tax Change (3% Residential Value Increase)		-100.00%	-100.00%	-100.00%	2.99%

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.