



Rate Illustrations

Based on a 2% levy increase of \$942,867	Residential Rate	Commercial Rate	Tangible Rate
2020 Tax Year Actual	\$13.76	\$18.21	\$13.76
Normalized rate	\$12.07	\$16.15	\$12.07
Increase the overall levy	\$12.31	\$16.48	\$12.31
Re-balance commercial / residential ratio (re-balance based on normalized)	\$12.11	\$17.32	\$12.11
Commercial & tangible rate same	\$11.97	\$17.11	\$17.11
\$15K exemption for tangibles	\$12.00	\$17.14	\$17.14



Tax Illustration RESIDENTIAL

2020 Average and Median Residential		467,023	355,600
2021 Average and Median Residential		550,720	430,250
	Residential Rate	Average Tax	Median Tax
2020 Tax Year Actual	\$13.76	6,426.24	4,893.06
Normalized rate	\$12.07	6,647.19	5,193.12
Increase the overall levy	\$12.31	6,779.36	5,296.38
Re-balance commercial / residential ratio	\$12.11	6,669.22	5,210.33
Commercial & tangible rate same	\$11.97	6,592.12	5,150.09
\$15K exemption for tangibles	\$12.00	6,608.64	5,163.00



Tax Illustration COMMERCIAL

2020 Average and Median Commercial		2,038,333	750,700
2021 Average and Median Commercial		2,212,589	810,400
	Commercial Rate	Average	Median
2020 Tax Year Actual	\$18.21	37,118.04	13,670.25
Normalized rate	\$16.15	35,733.31	13,087.96
Increase the overall levy	\$16.48	36,463.47	13,355.39
Re-balance commercial / residential ratio	\$17.32	38,322.04	14,036.13
Commercial & tangible rate same	\$17.11	37,857.40	13,865.94
\$15K exemption for tangibles	\$17.14	37,923.78	13,890.26



Tax Illustration TANGIBLE

2020 Average and Median Tangible		136,350	15,469
2021 Average and Median Tangible		129,534	13,395
	Tangible Rate	Average	Median
2020 Tax Year Actual	\$13.76	1,876.18	212.85
Normalized rate	\$12.07	1,563.48	161.68
Increase the overall levy	\$12.31	1,594.56	164.89
Re-balance commercial / residential ratio	\$12.11	1,568.66	162.21
Commercial & tangible rate same	\$17.11	2,216.33	229.19
\$15K exemption for tangibles*	\$17.14	2,220.21	229.59

*average and median change to 268,948 and 55,383, respectively