

Fiscal Year	General Fund	Instl Support	Mngmt Fund	Voted PPEL	Board PPEL	Debt Service	TOTAL LEVY
2017-2018	10.64962	0.30578	2.68055	0.00000	0.33000	0.12853	14.09448
2018-2019	10.54363	0.26751	2.95291	0.00000	0.33000	0.00000	14.09405
2019-2020	9.03656	1.13083	1.48748	1.21284	0.33000	0.00000	13.19771
2020-2021	7.78560	1.09612	2.78388	1.20123	0.33000	0.00000	13.19683
2021-2022	8.19409	1.08252	2.37922	1.20993	0.33000	0.00000	13.19576
2022-2023	8.02070	1.02682	0.83451	0.93264	0.33000	0.00000	11.14467
2023-2024	8.02070	1.02682	0.83451	0.93264	0.33000	4.05000	15.19467

Increase in FY24 from FY22 tax rates: **1.99891**

SUMMARY TAX IMPACT

Edgewood-Colesburg Community School District, Iowa

* Any suggested tax increase (a) is only an estimate, and (b) does not include any change upward or downward in tax rates that your City, County and Community College may cause to their budgets in any given fiscal year.

1/1/2021 Assessed Value*	1/1/2021 Rollback	Taxable Value	Less Homestead Credit**	Net Taxable Value	Est. Tax Rate Change per \$1,000	Change in Annual Tax Payment	Change in Tax Payment per Month
Residential Property							
\$60,000 x	54.1302% =	\$32,478 -	\$4,850.00 =	\$27,628 x	\$1.99891 =	\$55.23	\$4.60
\$75,000 x	54.1302% =	\$40,598 -	\$4,850.00 =	\$35,748 x	1.99891 =	\$71.46	\$5.95
\$100,000 x	54.1302% =	\$54,130 -	\$4,850.00 =	\$49,280 x	1.99891 =	\$98.51	\$8.21
\$125,000 x	54.1302% =	\$67,663 -	\$4,850.00 =	\$62,813 x	1.99891 =	\$125.56	\$10.46
\$150,000 x	54.1302% =	\$81,195 -	\$4,850.00 =	\$76,345 x	1.99891 =	\$152.61	\$12.72
\$175,000 x	54.1302% =	\$94,728 -	\$4,850.00 =	\$89,878 x	1.99891 =	\$179.66	\$14.97
\$190,000 x	54.1302% =	\$102,847 -	\$4,850.00 =	\$97,997 x	1.99891 =	\$195.89	\$16.32
\$200,000 x	54.1302% =	\$108,260 -	\$4,850.00 =	\$103,410 x	1.99891 =	\$206.71	\$17.23
\$250,000 x	54.1302% =	\$135,326 -	\$4,850.00 =	\$130,476 x	1.99891 =	\$260.81	\$21.73
\$350,000 x	54.1302% =	\$189,456 -	\$4,850.00 =	\$184,606 x	1.99891 =	\$369.01	\$30.75
Multi-residential (Apartment, Nursing, etc.)gradually Grandfathering down to "Residential" rollback in 2022							
\$75,000 x	63.7500% =	\$47,813 -	0 =	\$47,813 x	1.99891 =	\$95.57	\$7.96
\$150,000 x	63.7500% =	\$95,625 -	0 =	\$95,625 x	1.99891 =	\$191.15	\$15.93
Commercial Property							
\$25,000 x	90.0000% =	\$22,500 -	0 =	\$22,500 x	1.99891 =	\$44.98	\$3.75
\$40,000 x	90.0000% =	\$36,000 -	0 =	\$36,000 x	1.99891 =	\$71.96	\$6.00
\$60,000 x	90.0000% =	\$54,000 -	0 =	\$54,000 x	1.99891 =	\$107.94	\$9.00
\$75,000 x	90.0000% =	\$67,500 -	0 =	\$67,500 x	1.99891 =	\$134.93	\$11.24
\$100,000 x	90.0000% =	\$90,000 -	0 =	\$90,000 x	1.99891 =	\$179.90	\$14.99
\$250,000 x	90.0000% =	\$225,000 -	0 =	\$225,000 x	1.99891 =	\$449.75	\$37.48
\$500,000 x	90.0000% =	\$450,000 -	0 =	\$450,000 x	1.99891 =	\$899.51	\$74.96
\$1,000,000 x	90.0000% =	\$900,000 -	0 =	\$900,000 x	1.99891 =	\$1,799.02	\$149.92
Agricultural Property (land only on a per acre basis)*							
\$526 x	89.0412% =	\$468 -	0 =	\$468 x	1.99891 =	\$0.93620	\$0.08
\$1,176 x	89.0412% =	\$1,047 -	0 =	\$1,047 x	1.99891 =	\$2.09311	\$0.17
\$1,228 x	89.0412% =	\$1,093 -	0 =	\$1,093 x	1.99891 =	\$2.18566	\$0.18
\$1,424 x	89.0412% =	\$1,268 -	0 =	\$1,268 x	1.99891 =	\$2.53451	\$0.21
\$1,827 x	89.0412% =	\$1,627 -	0 =	\$1,627 x	1.99891 =	\$3.25179	\$0.27

LowState:Decatur
MidState:Montgomery
Clayton
Delaware
HiState:Grundy

Actual 1/1/2019 Average Assessed Value of 1 Acre of Ag Land: Clayton County = \$1,228 Delaware County = \$1,424



- Assessed Value IS NOT "Market Value"...Assessed Value is determined by County Assessor while Market Value is determined by the open real estate marketplace. Market Value plays no role in determining taxable value or property tax dollars.
- Homestead Credit may vary from County to County
- Farm Buildings Are Assessed with the Agriculture Property ROLLBACK
- Ag Property will pay the school levy, but will pay a different CITY levy than Residential Property if the land is within City limits.
- Within CITY limits Ag Property pays the Ag Levy (likely near the maximum rate of \$3.00375) and NOT the City Levy....but, does still pay all school levies, including PPEL and Debt Service. The farm home pays the entire levy just as any other home within City limits, except the City levy is replaced with the County levy.

Ag Land Examples, Assuming "Average" Assessed Valuation of Land:				Clayton
40	acres	x	\$2.18566 =	\$87.43
80	acres	x	\$2.18566 =	\$174.85
160	acres	x	\$2.18566 =	\$349.71
240	acres	x	\$2.18566 =	\$524.56
320	acres	x	\$2.18566 =	\$699.41
500	acres	x	\$2.18566 =	\$1,092.83
1,000	acres	x	\$2.18566 =	\$2,185.66
2,000	acres	x	\$2.18566 =	\$4,371.32

Actual Avg Market Value Clayton County: \$8,911.00 ÷ 1000 = 8.91 x \$2.00 = 17.81 x 320 acres = \$5,700
 vs. the actual estimated tax increase of: \$699.41