

Multi-Year Levy Factor Comparison

Levy Factors	22 Pay 23 Final	23 Pay 24 Final	24 Pay 25 Final	25 Pay 26 Final	26 Pay 27 Preliminary	\$ Change Levy 27 to Levy 26	% Change Levy 27 to Levy 26
*1 Market Value	1,451,516,699	1,704,680,101	1,921,099,901	2,048,644,402	2,073,330,976	24,686,574	1.21%
*2 Referendum Market Value	1,096,432,750	1,263,332,175	1,380,537,350	1,412,969,950	1,457,799,252	44,829,302	3.17%
*3 Net Tax Capacity	14,348,427	16,896,722	18,705,002	19,514,172	19,675,142	160,970	0.82%
*4 Sales ratio	0.886	0.878	0.904	0.953	0.928	(0)	-2.62%
*5 Adj. Net Tax Capacity	16,186,461	19,232,155	20,687,751	20,464,300	21,201,122	736,822	3.60%
6 Total levy	7,143,023	7,652,181	9,902,416	9,967,686	10,497,597	529,911	5.32%
\$ Increase over PY	27,205	509,158	2,250,235	65,270	529,911		
% Increase over PY	0.38%	7.13%	29.41%	0.66%	5.32%		

*1 "Market Value" represents the combined valuation of all taxable properties within the district boundaries as assigned by an assessor.

*2 "Referendum Market Value" represents the combined valuation of all taxable properties within the district boundaries excluding seasonal recreational properties (cabins) and agricultural land (over house, garage, and one acre of land).

*3 "Net Tax Capacity" is determined by multiplying market values by the classification rates (homestead, commercial, residential, rental, etc.).

*4 "Sales Ratio" is determined by the Department of Revenue. It measures the difference between the actual sale price and assessor's market value on properties to neutralize different assessment practices across the state.

*5 "Adjusted Net Tax Capacity" is computed by dividing the net tax capacity by the sales ratio and is used for calculating most school taxes.

