



Lincolnshire-Prairie View School District 103

Memo

To: Board of Education
From: Patrick Palbicke
CC: Dr. Katie Reynolds
Date: October 8, 2026
Re: 2026 Preliminary Estimated Levy Discussion

Attached are the documents related to our 2026 Estimated Levy, which will be discussed in detail during our upcoming meeting. To facilitate our conversation, I've also included explanations for key terms that will likely come up during our discussion:

- 1. Levy:** The amount of property tax revenue requested by the district.
- 2. Extension:** The amount of property tax revenue approved for collection.
- 3. EAV (Equalized Assessed Valuation):** Approximately 1/3rd of the Fair Market Value of properties; used to calculate taxes.
- 4. New Construction:** Newly added properties on the tax rolls, including constructions, improvements, annexations, and TIF dissolutions.
- 5. Tax Rate:** The rate applied to EAV to determine the extension. $\text{Tax Rate} = \text{Extension} / \text{EAV}$.
- 6. CPI (Consumer Price Index):** Represents the rate of inflation used for calculations.
- 7. PTELL (Property Tax Extension Limitation Law):** A law that limits the district's revenue from property taxes.
- 8. Limiting Rate:** The tax rate calculated by PTELL that caps the current year extension based on inflation rates.

A few reminders regarding the tax levy process:

- The Board must estimate the levy at least 20 days before adoption. If the estimate exceeds 105% of the previous year's levy, a hearing is required (which **IS** the case this year due to new property and TIF dissolution).
- Bond and Interest are not levied by the district; the county extends the necessary taxes.
- Contingencies are vital in the levy to guard against unexpected variations in New Construction and existing EAV.

Attached is a draft of the 2026 Estimated Levy:

- Total estimated levy: \$41,675,000 (excluding Bond and Interest).

- 2.7% CPI increase is incorporated, along with estimates for New Construction/Property.
- The capped extension is approximately \$41.49 million, following the PTELL guidelines.
- The increase in CPI is less than the previous year's in which the CPI was 2.9%. The overall levy increase is balanced to safeguard against EAV and New Property assumptions.

Important note: you will notice that the Limited tax rate is decreasing, as we expect to be around 3.07% tax rate (last year was 3.12%). This is because generally there is an inverse relationship between home value growth and CPI. If CPI is higher than the percentage increase in overall home values (EAV) the rate increases. If CPI is lower, then the rate falls. The last two years we have seen the trend, lowering the tax rate.

The attached documents also include historical data, detailing calculations, EAV trends, and New Growth figures. The last page illustrates the extension for the tax year, estimated collections for the fiscal year, and actual collections for prior years.

Estimated Levy Timeline

- Preliminary (Estimated) Levy on October 13, 2026 (This meeting)
- Review Tentative (Estimated) Levy on October 27, 2026
- Approve Final Levy on November 17, 2026

2026 LEVY CALCULATION PAGE

Consumer Price Index	Original Assumptions
	2.70%
Actual Total EAV for 2025	\$1,264,355,152

Legend
District Assumptions & Data Entry
Calculated Values
Review Needed

Limiting Rate:
$$\frac{(\text{Prior Year Extension} \times (1 + \text{Lesser of 5\% or CPI}))}{(\text{Total EAV} - \text{New Property})}$$

Estimated Existing EAV % change for 2026	4.36%
Estimated Existing EAV Value for 2026	\$1,319,469,437

Limiting Rate	3.0733
Estimated Capped Extension	\$41,487,359.46

Estimated New Property for 2026	\$30,466,672
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Estimated Total EAV for 2026	\$1,349,936,109	Includes New Property
Estimated Total EAV % change for 2026	6.77%	Includes New Property

	Prior Year Extension	Statutory Maximum Tax Rate	Individual Fund Estimated Maximum Extension	Weighted Extension Based on Prior Year Extension	Levy Amount \$	Levy Increase %	Final Levy Amount
Educational	\$31,308,974.00			\$32,896,762.45	\$33,000,000		\$33,000,000.00
Operations & Maintenance	\$4,105,285.00	0.00	\$0.00	\$4,313,478.48	\$4,350,000		\$4,350,000.00
Transportation	\$2,250,489.00			\$2,364,619.23	\$2,400,000		\$2,400,000.00
Working Cash	\$0.00	0.00	\$0.00	\$0.00			\$0.00
Municipal Retirement	\$801,285.00			\$841,920.99	\$845,000		\$845,000.00
Social Security	\$1,018,906.00			\$1,070,578.32	\$1,080,000		\$1,080,000.00
Fire Prevention & Safety *	\$0.00	0.00	\$0.00	\$0.00			\$0.00
Tort Immunity	\$0.00			\$0.00			\$0.00
Special Education	\$0.00	0.00	\$0.00	\$0.00			\$0.00
Leasing	\$0.00	0.00	\$0.00	\$0.00			\$0.00
	\$0.00	0.00	\$0.00	\$0.00			\$0.00

Truth in Taxation						
Capped Extension	\$39,484,939.00	\$41,487,359.46	Capped Levy	\$41,675,000.00	5.55%	YES
			Truth in Taxation Required			
			Levy Amount Above Estimated Extension	\$187,640.54		
SEDOL IMRF Extension	\$0.00	Estimated SEDOL IMRF Levy	(Lake County Only, Included in Truth in Taxation Calculation)			
			SEDOL IMRF Levy	\$0.00		
Bond & Interest Extension	\$434,091.00	Estimated Bond and Interest Levy	\$438,729.00	Bond & Int. Levy	\$438,729.00	1.07%
		(County Clerk Levies Bond & Interest for the District, Verify Records with County Clerk)				
Total Extension	\$39,919,030.00			Total Levy	\$42,113,729.00	5.50%



Lincolnshire-Prairie View School District 103

		2026 EST	2025 FINAL	2024 Final	2023 Final	2022 Final	2021 Final	2020 Final	2019 Final
Assessed Valuation (EAV)		\$1,349,936,109	\$1,264,355,152	\$1,186,453,668	\$1,108,290,268	\$1,067,887,664	\$1,029,018,435	\$1,035,868,206	\$1,053,438,719
Tax Rates		Maximum							
Educational	As Needed	2.4513	2.4763	2.5693	2.6500	2.5943	2.6107	2.5419	2.4329
Tort Immunity	As Needed	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Special Education	0.4000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Operations & Maintenance	0.5500	0.3146	0.3247	0.3254	0.3346	0.3226	0.2235	0.2072	0.1981
Transportation	None	0.1634	0.1780	0.1843	0.1883	0.1843	0.1564	0.1554	0.1359
Municipal Retirement	As Needed	0.0634	0.0634	0.0658	0.0665	0.0631	0.0606	0.0595	0.0540
Social Security	As Needed	0.0806	0.0806	0.0833	0.0851	0.0825	0.0800	0.0767	0.0695
Bond & Interest	As Needed	0.0325	0.0343	0.0365	0.0381	0.0393	0.0400	0.0393	0.0380
PTAB RECAPTURE	As Needed	0.0129	0.0129	0.0074	0.0261	0.0119	0.0000	0.0000	0.0000
Fire Prevent & Life Safety	0.100	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Working Cash	0.050	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Limited tax rate		3.0733	3.1229	3.2281	3.3244	3.2468	3.1312	3.0407	2.8904
Total Tax Rate (TTL)		3.1187	3.1702	3.2720	3.3886	3.2980	3.1712	3.0800	2.9283
Total Levy (EAV * TTL Tax Rate)		\$42,100,363	\$40,082,258	\$38,820,266	\$37,555,236	\$35,219,063	\$32,632,243	\$31,904,938	\$30,848,267
\$\$ % Chg		5.035%	3.251%	3.368%	6.633%	7.927%	2.280%	3.425%	2.935%
Limiting Rate % Chg		-1.590%	-3.258%	-2.897%	2.391%	3.691%	2.977%	5.201%	1.397%
Calculations									
Prior year EAV		\$1,264,355,152	\$1,186,453,668	\$1,108,290,268	\$1,067,887,664	\$1,029,018,435	\$1,035,868,206	\$1,053,438,719	\$1,037,559,592
Estimated/Actual % Growth		1.06768743	1.06565910	1.07052611	1.0378	1.0378	0.9934	0.9833	1.0153
Estimated/Actual EAV		\$1,349,936,109	\$1,264,355,152	\$1,186,453,668	\$1,108,290,268	\$1,067,887,664	\$1,029,018,435	\$1,035,868,206	\$1,053,438,719
Estimated New Growth (Disconnections)		\$30,466,672	\$2,384,794	\$6,288,970	\$13,186,829	\$25,876,193	\$9,011,700	\$11,478,184	\$10,732,015
DEC CPI		1.0270	1.0290	1.0340	1.0500	1.0500	1.0140	1.0230	1.0190
Limiting rate calculation									
Prior year Aggregate Extension		\$39,484,939	\$38,299,768	\$36,844,057	\$34,672,070	\$32,220,883	\$31,497,738	\$30,448,403	\$29,576,248
Prior Year CPI		1.0270	1.0290	1.0340	1.0500	1.0500	1.0140	1.0230	1.0190
Total		\$40,551,032	\$39,410,462	\$38,096,755	\$36,405,673	\$33,831,927	\$31,938,706	\$31,148,716	\$30,138,197
Estimated Current Year EAV		\$1,349,936,109	\$1,264,355,152	\$1,186,453,668	\$1,108,290,268	\$1,067,887,664	\$1,029,018,435	\$1,035,868,206	\$1,053,438,719
Estimated New Growth (Disconnections)		\$30,466,672	\$2,384,794	\$6,288,970	\$13,186,829	\$25,876,193	\$9,011,700	\$11,478,184	\$10,732,015
Total		\$1,319,469,437	\$1,261,970,358	\$1,180,164,698	\$1,095,103,439	\$1,042,011,471	\$1,020,006,735	\$1,024,390,022	\$1,042,706,704
% Increase before New Growth		4.3590826%	6.3649085%	6.4851630%	2.5485616%	1.2626631%	-1.531%	-2.758%	0.496%
Current Year Est. Aggregate Rate		0.03073283	0.03122931	0.03228088	0.03324405	0.0324679	0.03131225	0.03040709	0.02890381
Current Estimated Limited Aggregate Extension		\$41,487,357	\$39,484,939	\$38,299,768	\$36,844,057	\$34,672,070	\$32,220,882	\$31,497,738	\$30,448,393
		0.000000	0.000000	0.000000	-0.000002	-0.000001	0.000000	0.000000	-0.000001



Lincolnshire-Prairie View School District 103
Assessed Valuation, Tax Rate, Levy and Collection

Extension-Capped	2026 EST	2025 FINAL	2024 Final	2023 Final	2022 Final	2021 Final	2020 Final	2019 Final
Educational	\$33,090,714	\$31,308,974	\$30,483,768	\$29,369,171	\$27,704,188	\$26,840,412	\$26,286,191	\$25,629,079
Tort Immunity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Education	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operations & Maintenance	\$4,247,520	\$4,105,285	\$3,860,791	\$3,707,985	\$3,444,568	\$2,297,920	\$2,142,570	\$2,087,368
Transportation	\$2,205,728	\$2,250,489	\$2,186,290	\$2,087,276	\$1,968,330	\$1,607,538	\$1,606,933	\$1,431,528
Municipal Retirement	\$855,522	\$801,285	\$780,117	\$736,692	\$674,157	\$623,001	\$615,005	\$568,625
Social Security	\$1,087,873	\$1,018,906	\$988,802	\$942,956	\$880,836	\$822,748	\$793,544	\$731,803
Fire Prevent & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Working Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$41,487,357	\$39,484,939	\$38,299,768	\$36,844,079	\$34,672,080	\$32,191,619	\$31,444,243	\$30,448,403
Extension Uncapped								
PTAB RECAPTURE	\$174,277	\$163,228	\$88,023	\$289,386	\$127,196	\$89,178	\$0	\$0
Bond & Interest	\$438,729	\$434,091	\$432,474	\$421,771	\$419,787	\$410,988	\$406,508	\$399,864
Total	\$613,006	\$597,319	\$520,497	\$711,157	\$546,983	\$500,167	\$406,508	\$399,864
TOTAL EXTENSION	\$42,100,363	\$40,082,258	\$38,820,266	\$37,555,236	\$35,219,063	\$32,691,786	\$31,850,752	\$30,848,267

- Assumes 99.5% collection
- Assumes 52% Prev Yr + 48% current

Revenue Collection Estimate for Fiscal Year	FY 2027	FY 2026	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020
Educational	\$32,003,388	\$30,725,467	\$29,754,657	\$28,327,730	\$27,101,560	\$26,408,427	\$25,834,385	\$25,268,521
Tort Immunity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Education	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operations & Maintenance	\$4,152,690	\$3,958,258	\$3,762,425	\$3,547,911	\$2,811,251	\$2,202,961	\$2,104,943	\$1,888,793
Transportation	\$2,217,859	\$2,206,020	\$2,124,129	\$2,012,930	\$1,764,635	\$1,599,175	\$1,513,380	\$1,435,764
Municipal Retirement	\$823,182	\$786,326	\$753,748	\$699,409	\$643,300	\$615,590	\$589,318	\$557,855
Social Security	\$1,046,750	\$998,236	\$960,137	\$904,864	\$845,221	\$802,943	\$759,474	\$720,009
Fire Prevent & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Working Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PTAB RECAPTURE	\$167,689	\$123,501	\$191,768	\$200,794	\$106,133	\$40,817	\$0	\$0
Bond & Interest	\$434,136	\$431,084	\$424,774	\$418,596	\$412,960	\$406,526	\$401,236	\$394,228
TOTAL EXTENSION TO BE COLLECTED	\$40,845,694	\$39,228,892	\$37,971,638	\$36,112,234	\$33,685,062	\$32,076,439	\$31,202,737	\$30,265,170