

**Buffalo-Hanover-Montrose Schools #877**  
**Proposed 2013 Payable 2014 Levy Analysis Executive Summary**  
**As of November 11, 2013**

2013 Payable 2014 Estimated Levy Total Amount	\$	12,272,459
2012 Payable 2013 Estimated Levy Total Amount	\$	12,786,290
Net Change	\$	(513,831)
 % Change		 <b>-4.02%</b>

	Final 2013	Proposed 2014	<b>Net Change</b>
RMV Tax Rate	0.13564%	0.13634%	0.00070%
NTC Tax Rate	36.9189%	33.8798%	-3.0391%

\*On average, taxes should be down for most property in the school district with similar values to 2013.

**Key Assumptions That Affect The Levy:**

1. Adjusted Net Tax Capacity is down by 9.7% from the previous year.
2. Preliminary referendum market value is estimated to be up 0.72% from the previous year.
3. Preliminary net tax capacity value is estimated to be up 2.21% from the previous year.
4. The reduction in the ANTC and the state increase in equalization factors result in a lower share of local levy in the equalized levy categories.
5. The increase in property values along with the lower levy total for the district cause the tax rate of the district to be lower than the previous year for Net Tax Capacity based levies. The Referendum Market Value tax rate is up slightly. Overall, taxes should go down for properties that have similar home values in 2014 as they did in 2013.
6. Other factors that affect the levy change are the board authorized operating referendum, the reduction to the OPEB pay as you go levy, the reduction in the debt service levy, addition of the student achievement levy, and a reduction in the integration levy.