

HOW PROPERTY TAXES ARE DETERMINED

WITHIN A TAX CAPPED DISTRICT

ESTIMATED 2026 PROPERTY TAX 2025 LEVY

2025 Tax Estimate

2024 Tax Received \$5,661,304.46

CPI 2.90% (December of 2024)

$1.029 \times \$5,661,304.46 = \$5,825,482.29$

Est. EAV Increase 9.31% (From Winfield Assessor)

From \$204,379,222 To \$223,406,928

$\$5,825,482.29 / \$223,406,928 = 0.0260756$

Adjusted For \$100 Equalized = 2.6076

NEW PROPERTY VALUE

New Construction Estimate = \$1,000,000

(Construction Number From Winfield Assessor = \$780,808)

Total New Property = \$1,000,000

$\$1,000,000 * 0.026076 = \$26,076$ (In New Property)

Prior Property Tax Years

LEVY	RECEIPT	TOTAL PROPERTY TAX	DIFFERENCE FROM PRIOR YR	EXIST TAX INC.	NEW TAX INC.
2024	2025	\$5,661,304	\$203,999	\$177,923	26,076
2023	2024	\$5,457,305	\$265,688	\$224,046	41,642
2022	2023	\$5,191,617	\$250,129	\$207,428	42,701
2021	2022	\$4,941,488	\$126,160	\$113,767	\$12,393
2020	2021	\$4,815,328	\$120,677	\$65,367	\$55,310
2019	2020	\$4,694,651	\$91,707	\$83,111	\$8,596
2018	2019	\$4,602,944	\$102,068	\$87,456	\$14,612
2017	2018	\$4,500,876	\$101,345	\$94,614	\$6,731
2016	2017	\$4,399,531	\$46,075	\$30,266	\$15,809
2015	2016	\$4,353,456	\$61,323	\$34,827	\$26,496
2014	2015	\$4,292,133	\$110,223	\$62,728	\$47,495
2013	2014	\$4,181,910	\$122,624	\$69,008	\$53,616
2012	2013	\$4,059,286	\$161,542	\$116,932	\$44,610

Levy Amount

\$5,825,482 From Existing Property

\$26,076 From Estimated New Property

\$88,442 (Unknown Percentage Factor and Ensuring All
Tax Dollars Are Captured)

Total Levy Amount= \$5,940,000

Fund Distribution

	2024 Extension	2025 Levy
Education	\$4,471,408.62	\$4,500,000
O&M	\$684,261.64	\$680,000
IMRF	\$0.00	\$105,000
Transportation	\$0.00	\$50,000
Special Ed	\$505,634.20	\$500,000
Social Security	\$0.00	\$105,000
 Total Cap	 \$5,661,304.46	 \$5,940,000
 Bond & Interest	 \$799,531.52	 \$789,700
 Total Without Aggregate	 \$6,460,835.98	 \$6,729,700
 Aggregate Refunds	 \$17,780.99	 \$ Unknown Until Extension Is Received
Grand Total	\$6,478,616.97	\$ TBD

Fund Balance Disclosure

June 30th, 2025

Fund 10	\$4,477,781.21
Fund 20	\$432,062.08
Fund 30	\$393,880.20
Fund 40	\$97,437.41
Fund 50	\$157,393.69
Fund 60	\$62,357.86
Fund 70	\$523,097.39

TOTAL \$6,144,009.84

October 31st, 2025

Fund 10	\$5,763,509.11
Fund 20	\$150,888.47
Fund 30	\$770,572.02
Fund 40	\$101,788.82
Fund 50	\$113,421.03
Fund 60	\$63,836.95
Fund 70	\$527,959.85

TOTAL \$7,491,976.25

**Please note that October 1st tends to be annually our cash high balance point each year.
May 31st tends to be our cash low for the year.*