



Lincolnshire-Prairie View School District 103

Memo

To: Board of Education
From: Patrick Palbicke
CC: Dr. Scott Warren
Date: October 9, 2025
Re: 2025 Preliminary Levy Discussion

Attached are the documents related to our 2025 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 **NOT** the case this year).
- 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 2025 Estimated Levy:

- Total estimated levy: \$39,915,000 (excluding Bond and Interest).

- 2.9% CPI increase is incorporated, along with estimates for New Construction/Property.
- The capped extension is approximately \$39.49 million, following the PTELL guidelines.
- The increase in CPI is less than the previous year's in which the CPI was 3.4%. 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 3.09% tax rate (last year was 3.27%). 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 14, 2025 (This meeting)
- Review Tentative (Estimated) Levy on October 28, 2025
- Approve Final Levy on November 18, 2025

2025 LEVY CALCULATION PAGE

Original Assumptions

Consumer Price Index	2.90%
Actual Total EAV for 2024	\$1,183,453,668

Legend

District Assumptions & Data Entry
Calculated Values
Review Needed

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

Estimated Existing EAV % change for 2025	9.44%
Estimated Existing EAV Value for 2025	\$1,295,192,083

Estimated New Property for 2025	\$2,630,349
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Estimated Total EAV for 2025	\$1,297,822,432	<i>Includes New Property</i>
Estimated Total EAV % change for 2025	9.66%	<i>Includes New Property</i>

Limiting Rate	3.0428
Estimated Capped Extension	\$39,490,498.26

	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	\$30,483,768.00			\$31,431,500.76	\$31,650,000		\$31,650,000.00
Operations & Maintenance	\$3,860,791.00	0.00	\$0.00	\$3,980,822.03	\$4,150,000		\$4,150,000.00
Transportation	\$2,186,290.00			\$2,254,261.21	\$2,275,000		\$2,275,000.00
Working Cash	\$0.00	0.00	\$0.00	\$0.00			\$0.00
Municipal Retirement	\$780,117.00			\$804,370.64	\$810,000		\$810,000.00
Social Security	\$988,802.00			\$1,019,543.61	\$1,030,000		\$1,030,000.00
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	\$38,299,768.00
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\$39,490,498.26

Capped Levy	\$39,915,000.00	4.22%	NO
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Levy Amount Above Estimated Extension	\$424,501.74
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SEDOL IMRF Extension	\$0.00
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Estimated SEDOL IMRF Levy	\$0.00
<i>(Lake County Only, Included in Truth in Taxation Calculation)</i>	

SEDOL IMRF Levy	\$0.00
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Bond & Interest Extension	\$432,474.00
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Estimated Bond and Interest Levy	\$447,022.00
<i>(County Clerk Levies Bond & Interest for the District, Verify Records with County Clerk)</i>	

Bond & Int. Levy	\$447,022.00	3.36%
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Total Extension	\$38,732,242.00
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Total Levy	\$40,362,022.00	4.21%
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Lincolnshire-Prairie View School District 103

	2025 Est	2024 Final	2023 Final	2022 Final	2021 Final	2020 Final	2019 Final	2018 Final	
Assessed Valuation (EAV)	\$1,297,822,432	\$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	
Tax Rates	Maximum								
Educational	As Needed	2.4219	2.5693	2.6500	2.5943	2.6107	2.5419	2.4329	2.4242
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	0.3067	0.3254	0.3346	0.3226	0.2235	0.2072	0.1981	0.1640
Transportation	None	0.1737	0.1843	0.1883	0.1843	0.1564	0.1554	0.1359	0.1402
Municipal Retirement	As Needed	0.0620	0.0658	0.0665	0.0631	0.0606	0.0595	0.0540	0.0532
Social Security	As Needed	0.0786	0.0833	0.0851	0.0825	0.0800	0.0767	0.0695	0.0689
Bond & Interest	As Needed	0.0344	0.0365	0.0381	0.0393	0.0400	0.0393	0.0380	0.0378
PTAB RECAPTURE	As Needed	0.0074	0.0074	0.0261	0.0119	0.0000	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		3.0428	3.2281	3.3244	3.2468	3.1312	3.0407	2.8904	2.8506
Total Tax Rate (TTL)		3.0847	3.2720	3.3886	3.2980	3.1712	3.0800	2.9283	2.8884
Total Levy (EAV * TTL Tax Rate)		\$40,033,810	\$38,820,266	\$37,555,236	\$35,219,063	\$32,632,243	\$31,904,938	\$30,848,267	\$29,968,653
\$ \$ % Chg		3.126%	3.368%	6.633%	7.927%	2.280%	3.425%	2.935%	2.942%
Limiting Rate % Chg		-5.739%	-2.897%	2.391%	3.691%	2.977%	5.201%	1.397%	0.666%
Calculations									
Prior year EAV		\$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	\$1,014,510,756
Estimated/Actual % Growth		1.09386693	1.07052611	1.0378	1.0378	0.9934	0.9833	1.0153	1.0227
Estimated/Actual EAV		\$1,297,822,432	\$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 New Growth (Disconnections)		\$2,630,349	\$6,288,970	\$13,186,829	\$25,876,193	\$9,011,700	\$11,478,184	\$10,732,015	\$8,597,901
DEC CPI		1.0290	1.0340	1.0500	1.0500	1.0140	1.0230	1.0190	1.0210
Limiting rate calculation									
Prior year Aggregate Extension		\$38,299,768	\$36,844,057	\$34,672,070	\$32,220,883	\$31,497,738	\$30,448,403	\$29,576,248	\$28,727,871
Prior Year CPI		1.0290	1.0340	1.0500	1.0500	1.0140	1.0230	1.0190	1.0210
Total		\$39,410,462	\$38,096,755	\$36,405,673	\$33,831,927	\$31,938,706	\$31,148,716	\$30,138,197	\$29,331,156
Estimated Current Year EAV		\$1,297,822,432	\$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 New Growth (Disconnections)		\$2,630,349	\$6,288,970	\$13,186,829	\$25,876,193	\$9,011,700	\$11,478,184	\$10,732,015	\$8,597,901
Total		\$1,295,192,083	\$1,180,164,698	\$1,095,103,439	\$1,042,011,471	\$1,020,006,735	\$1,024,390,022	\$1,042,706,704	\$1,028,961,691
% Increase before New Growth		9.1649946%	6.4851630%	2.5485616%	1.2626631%	-1.531%	-2.758%	0.496%	1.424%
Current Year Est. Aggregate Rate		0.03042828	0.03228088	0.03324405	0.0324679	0.03131225	0.03040709	0.02890381	0.02850559
Current Estimated Limited Aggregate Extension		\$39,490,504	\$38,299,768	\$36,844,057	\$34,672,070	\$32,220,882	\$31,497,738	\$30,448,393	\$29,576,248
		0.000000	0.000000	-0.000002	-0.000001	0.000000	0.000000	-0.000001	0.000000



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

	2025 Est	2024 Final	2023 Final	2022 Final	2021 Final	2020 Final	2019 Final	2018 Final
Extension-Capped								
Educational	\$31,431,507	\$30,483,768	\$29,369,171	\$27,704,188	\$26,840,412	\$26,286,191	\$25,629,079	\$25,152,385
Tort Immunity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Education	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operations & Maintenance	\$3,980,821	\$3,860,791	\$3,707,985	\$3,444,568	\$2,297,920	\$2,142,570	\$2,087,368	\$1,701,484
Transportation	\$2,254,260	\$2,186,290	\$2,087,276	\$1,968,330	\$1,607,538	\$1,606,933	\$1,431,528	\$1,454,897
Municipal Retirement	\$804,371	\$780,117	\$736,692	\$674,157	\$623,001	\$615,005	\$568,625	\$552,366
Social Security	\$1,019,543	\$988,802	\$942,956	\$880,836	\$822,748	\$793,544	\$731,803	\$715,117
Fire Prevent & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Working Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$39,490,503	\$38,299,768	\$36,844,079	\$34,672,080	\$32,191,619	\$31,444,243	\$30,448,403	\$29,576,248
Extension Uncapped								
PTAB RECAPTURE	\$96,285	\$88,023	\$289,386	\$127,196	\$89,178	\$0	\$0	\$0
Bond & Interest	\$447,022	\$432,474	\$421,771	\$419,787	\$410,988	\$406,508	\$399,864	\$392,405
Total	\$543,307	\$520,497	\$711,157	\$546,983	\$500,167	\$406,508	\$399,864	\$392,405
TOTAL EXTENSION	\$40,033,810	\$38,820,266	\$37,555,236	\$35,219,063	\$32,691,786	\$31,850,752	\$30,848,267	\$29,968,653

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

Revenue Collection Estimate for Fiscal Year	FY 2026	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019
Educational	\$30,783,989	\$29,754,657	\$28,327,730	\$27,101,560	\$26,408,427	\$25,834,385	\$25,268,521	\$24,788,256
Tort Immunity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Education	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operations & Maintenance	\$3,898,814	\$3,762,425	\$3,547,911	\$2,811,251	\$2,202,961	\$2,104,943	\$1,888,793	\$1,556,961
Transportation	\$2,207,821	\$2,124,129	\$2,012,930	\$1,764,635	\$1,599,175	\$1,513,380	\$1,435,764	\$1,431,831
Municipal Retirement	\$787,800	\$753,748	\$699,409	\$643,300	\$615,590	\$589,318	\$557,855	\$541,292
Social Security	\$998,540	\$960,137	\$904,864	\$845,221	\$802,943	\$759,474	\$720,009	\$696,402
Fire Prevent & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Working Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PTAB RECAPTURE	\$91,529	\$191,768	\$200,794	\$106,133	\$40,817	\$0	\$0	\$0
Bond & Interest	\$437,260	\$424,774	\$418,596	\$412,960	\$406,526	\$401,236	\$394,228	\$386,510
TOTAL EXTENSION TO BE COLLECTED	\$39,205,753	\$37,971,638	\$36,112,234	\$33,685,062	\$32,076,439	\$31,202,737	\$30,265,170	\$29,401,250