

SUMMARY TAX IMPACT

South Central Calhoun CSD, Iowa

* Any suggested tax increase (a) is only an estimate, and (b) does not include any change upward or downward in tax rates that your City, County and Community College may cause to their budgets in any given fiscal year.

	1/1/2017 Assessed Value*	1/1/2017 Rollback	Taxable Value	Less Homestead Credit**	Net Taxable Value	Est. Tax Rate Change per \$1,000	Change in Annual Tax Payment	Change in Tax Payment per Month
Residential Property								
	\$40,000	x 55.6021%	= \$22,241	- \$4,850.00	= \$17,391	x \$1.34000	= \$23.30	\$1.94
Sac-Urban	\$51,666	x 55.6021%	= \$28,727	- \$4,850.00	= \$23,877	x 1.34000	= \$32.00	\$2.67
Carroll-Urban	\$55,020	x 55.6021%	= \$30,592	- \$4,850.00	= \$25,742	x 1.34000	= \$34.49	\$2.87
	\$75,000	x 55.6021%	= \$41,702	- \$4,850.00	= \$36,852	x 1.34000	= \$49.38	\$4.12
Calhoun-Urban	\$83,015	x 55.6021%	= \$46,158	- \$4,850.00	= \$41,308	x 1.34000	= \$55.35	\$4.61
	\$100,000	x 55.6021%	= \$55,602	- \$4,850.00	= \$50,752	x 1.34000	= \$68.01	\$5.67
Carroll-Rural	\$129,014	x 55.6021%	= \$71,734	- \$4,850.00	= \$66,884	x 1.34000	= \$89.63	\$7.47
Greene-Rural	\$143,507	x 55.6021%	= \$79,793	- \$4,850.00	= \$74,943	x 1.34000	= \$100.42	\$8.37
Sac-Rural	\$173,235	x 55.6021%	= \$96,322	- \$4,850.00	= \$91,472	x 1.34000	= \$122.57	\$10.21
Calhoun-Rural	\$231,678	x 55.6021%	= \$128,818	- \$4,850.00	= \$123,968	x 1.34000	= \$166.12	\$13.84
Multi-residential (Apartment, Nursing, etc.)gradually Grandfathering down to "Residential" rollback in 2022								
	\$75,000	x 78.7500%	= \$59,063	- 0	= \$59,063	x 1.34000	= \$79.14	\$6.60
	\$150,000	x 78.7500%	= \$118,125	- 0	= \$118,125	x 1.34000	= \$158.29	\$13.19
Commercial Property								
	\$25,000	x 90.0000%	= \$22,500	- 0	= \$22,500	x 1.34000	= \$30.15	\$2.51
	\$40,000	x 90.0000%	= \$36,000	- 0	= \$36,000	x 1.34000	= \$48.24	\$4.02
	\$75,000	x 90.0000%	= \$67,500	- 0	= \$67,500	x 1.34000	= \$90.45	\$7.54
	\$100,000	x 90.0000%	= \$90,000	- 0	= \$90,000	x 1.34000	= \$120.60	\$10.05
	\$150,000	x 90.0000%	= \$135,000	- 0	= \$135,000	x 1.34000	= \$180.90	\$15.08
	\$200,000	x 90.0000%	= \$180,000	- 0	= \$180,000	x 1.34000	= \$241.20	\$20.10
	\$300,000	x 90.0000%	= \$270,000	- 0	= \$270,000	x 1.34000	= \$361.80	\$30.15
	\$500,000	x 90.0000%	= \$450,000	- 0	= \$450,000	x 1.34000	= \$603.00	\$50.25
Agricultural Property (land only on a per acre basis)*								
	\$1,500	x 54.4480%	= \$817	- 0	= \$817	x 1.34000	= \$1.09440	\$0.09
	\$1,700	x 54.4480%	= \$926	- 0	= \$926	x 1.34000	= \$1.24033	\$0.10
Avg Calhoun	\$1,956	x 54.4480%	= \$1,065	- 0	= \$1,065	x 1.34000	= \$1.42710	\$0.12
	\$2,200	x 54.4480%	= \$1,198	- 0	= \$1,198	x 1.34000	= \$1.60513	\$0.13
	\$2,400	x 54.4480%	= \$1,307	- 0	= \$1,307	x 1.34000	= \$1.75105	\$0.15

Actual 1/1/2017 Average Assessed Value of 1 Acre of Ag Land: Calhoun



- Assessed Value IS NOT "Market Value"...Assessed Value is determined by County Assessor while Market Value is determined by the open real estate marketplace. Market Value plays no role in determining taxable value or property tax dollars.
- Homestead Credit may vary from County to County
- Farm Buildings Are Assessed with the Agriculture Property ROLLBACK
- Ag Property will pay the school levy, but will pay a different CITY levy than Residential Property if the land is within City limits.
- Within CITY limits Ag Property pays the Ag Levy (likely near the maximum rate of \$3.00375) and NOT the City Levy....but, does still pay all school levies, including PPEL and Debt Service. The farm home pays the entire levy just as any other home within City limits, except the City levy is replaced with the County levy.

Ag Land Examples, Assuming "Average" Assessed Valuation of Land:

40	acres	x	\$1.42710	=	\$57.08
80	acres	x	\$1.42710	=	\$114.17
160	acres	x	\$1.42710	=	\$228.34
240	acres	x	\$1.42710	=	\$342.50
320	acres	x	\$1.42710	=	\$456.67
500	acres	x	\$1.42710	=	\$713.55
1,000	acres	x	\$1.42710	=	\$1,427.10
2,000	acres	x	\$1.42710	=	\$2,854.21

Residential Home Data: 1/1/2016 Assessed Valuations

Within So Central Calhoun CSD....	Rural	# Homes	Avg	Urban	# Homes	Avg
Calhoun County	102,633,490	443	231,678	95,799,085	1,154	83,015
Carroll County	3,612,390	28	129,014	2,145,770	39	55,020
Greene County	2,152,600	15	143,507	0	0	
Sac County	6,236,470	36	173,235	4,546,650	88	51,666
TOTAL	114,634,950	522	219,607	102,491,505	1,281	80,009