

2020-2026 TAX CAPACITY AND TAX RATE COMPARISON

	2020	2021	2022	2023	2024	2025	2026
Total Tax Capacity	19,215,758	20,188,573	21,250,075	23,904,133	27,320,583	29,814,213	32,008,817
Percent +/-	4.31%	5.06%	5.26%	12.49%	14.29%	9.13%	7.36%
Captured TIF Tax Capacity^	1,138,196	1,292,423	1,360,328	1,393,838	1,534,426	1,937,367	1,803,482
JOBZ/BIO Tax Capacity							
Powerline	2,585	2,633	2,667	2,621	2,596	2,530	2,472
Taxable Tax Capacity	18,078,094	18,893,520	19,887,080	22,507,674	25,783,561	27,874,316	30,202,863
Percent +/-	4.52%	4.51%	5.26%	13.18%	14.55%	8.11%	8.35%
Net Property Tax Levy*	7,304,856	7,384,153	7,967,162	8,427,098	9,263,170	9,801,455	10,380,080
Average City Tax Rate	40.41%	39.08%	40.06%	37.44%	35.93%	35.16%	34.37%
Percent Levy Change	4.52%	1.09%	7.90%	5.77%	9.92%	5.81%	5.90%
City Tax on home with \$258,323 TMV*	\$1,043.72	\$1,009.51	\$1,034.80	\$967.10	\$927.99	\$908.26	\$887.72
Median Home Value in City	\$172,300.00	\$176,800.00	\$190,800.00	\$216,000.00	\$244,100.00	\$263,600.00	\$279,700.00
City Tax on Homestead median home value (includes homestead exemption)	\$569.00	\$608.00	\$684.00	\$742.00	\$822.00	\$844.00	\$888.00

TMV=Taxable Market Value

The tax capacity for residential homestead property is 1.0% of value.

The tax capacity for commercial property is 1.5% of value up to 150,000 and 2.0% for value over \$150,000.