

TAX SHIFTS

CIP Shift	Residential Factor	Residential Rate	Average Residential Bill	Last Year Difference on Residential	Average Commerical Rate
1.6000	0.8235	19.47	\$4,600	+373	37.84
1.6300	0.8146	19.26	\$4,550	+323	38.55
1.6400	0.8117	19.19	\$4,534	+307	38.78
1.6500	0.8087	19.13	\$4,520	+293	39.02
1.6600	0.8058	19.06	\$4,503	+276	39.26
1.6700	0.8029	18.99	\$4,487	+260	39.49
1.6750	0.8014	18.95	\$4,477	+250	39.61
1.6800	0.7999	18.92	\$4,470	+243	39.73
1.6850	0.7984	18.88	\$4,460	+233	39.85
1.6900	0.7970	18.85	\$4,453	+226	39.97
1.6950	0.7955	18.81	\$4,444	+217	40.08
1.7000	0.7940	18.78	\$4,437	+210	40.20
1.7050	0.7926	18.74	\$4,428	+201	40.32
1.7100	0.7911	18.71	\$4,420	+193	40.44
1.7150	0.7896	18.67	\$4,411	+184	40.56
1.7500	0.0779	18.43	\$4,354	+127	41.38

The calculations are based on the average single family home value for 2023 which is \$236,262. This value is an increase of \$16,792 more than the 2022 average single family home value of \$219,262. The chart above shows what the average single family tax bill would be and the increased amount over last year's bill.

The average value for 2023 commercial class is slightly higher, as well, being at \$556,553. At the lowest shift of 1.60 the average bill would be \$21,060 and would be a decrease of \$1,424. The average commercial tax bill for FY23 would increase in amount starting at a shift of 1.64 and higher.