



FREQUENTLY ASKED QUESTIONS

What do residents in nearby towns pay?

In evaluating tax rates of the nearby towns Cornelius, Huntersville, Davidson, Lincolnton, Mooresville and Statesville their tax rates range from 26 cents (Cornelius) to 58 cents (Mooresville). Our benchmark town is Indian Trail (in Union County), population 35,000, tax rate 18.5 cents (includes police and trash pickup).

Why do other neighboring towns have a much higher rate?

These municipalities ALL provide local police, fire, and trash pickup NONE of which the Town of Denver plans to provide. Over 60% of these town's budgets goes to those three services alone. And the assessment per person for ALL of these towns is lower, requiring a higher tax rate. For example, to generate as much property tax revenue as Lincolnton (including police, fire, etc.) takes in, Denver would need only a 13.4 cent tax rate! (Lincolnton's is 55 cents!)

A comparison of some other towns

A Tale of Three Towns

	Lincolnton	Indian Trail	Denver
Population	10,600	33,500	22,500
Real Estate Assessed Value	\$835,000,000	\$3,315,000,000	\$3,580,000,000
Actual Tax Rate	0.560	0.185	0.090
Property Tax Revenue	\$4,881,516	\$5,900,000	\$3,222,000
Vehicle taxes	\$425,000	\$658,745	\$440,000
Sales Taxes	\$2,264,662	\$1,736,070	\$4,265,204
Utility/Franchise Taxes	\$820,000	\$1,135,000	\$990,000
Total Basic Revenue	\$8,391,178	\$9,429,815	\$8,917,204
General Debt Service	\$514,000	\$1,526,612	\$18,000
Police	\$3,116,000	\$2,249,003	\$0
Fire Dept	\$2,042,000		\$0
Public Works	\$743,517	\$1,005,725	
Public Works	\$79,600	\$747,125	\$330,000

Street Maintenance	\$1,094,917		\$1,050,000
Powell Bill Rev	-\$431,000		-\$631,000
Engineering Dept		\$258,600	\$180,000

**A Tale of
Three Towns**

	Lincolnton	Indian Trail	Denver
Trash Pickup etc	\$855,000	\$1,776,296	\$0
Eqpt Services	\$133,300		
Planning/Zoning	\$379,000	\$732,567	
Planning Services		\$570,154	\$330,000

CONTACT US



E-mail us at denverinc2018@gmail.com

Close this window to return