

Proposed Sewer District Consolidation

Scenario Assuming Property Taxes and Sewer Unit Charge

	2009 Adopted Budget current methodology		2009 Adopted Budget if consolidated already	
	Per Avg. Home	Budget	Per Avg. Home	Budget
2009 Adopted Budget		<u>\$ 415,349</u>		<u>\$ 415,349</u>
Sewer Revenues:				
Real Property Taxes		\$ 234,469		\$ 178,297
Assessed Valuation	49,371,575		49,371,575	
Tax Rate per 1000 AV	4.749069	average	3.611329	
Average home tax bill (22,511 AV), all debt included	\$ 106.91	see range below		
Average home tax bill (22,511 AV), excluding No.State Rd. debt service			\$ 81.29	
Real Property Taxes for North State Rd Sewer Debt Service, net of IBM and Stone Creek Service payments of \$9,000		\$ -	N/A	\$ 56,172
Assessed Valuation			5,055,588	
Tax Rate per 1000 AV			11.110874	
Additional home tax bill (22,511 AV) for No.State Rd. debt service			\$ 250.12	
Subtotal - Total Real Property Taxes		<u>\$ 234,469</u>		<u>\$ 234,469</u>
Sewer Unit Charge (1940 units)		\$ 77,600		\$ 77,600
Sewer Charge per Unit	\$ 40.00		\$ 40.00	
Other Revenues		\$ 77,060		\$ 77,060
Appropriated Fund Balance		\$ 26,220		\$ 26,220
Total Sewer Revenues and Appropriated Fund Balance		<u>\$ 415,349</u>		<u>\$ 415,349</u>
Total Cost per Average Homeowner (property tax plus sewer unit charge)	range of \$62.16 to \$320.73		<u>\$ 121.29</u>	
Total Cost per Average Homeowner in No. State Road Sewer District			<u>\$ 371.41</u>	
Notes / Comments:	<p>Note: For individual Sewer Districts, average homeowner property taxes vary from \$22.16 to \$280.73, plus \$40 per parcel Sewer Unit Charge.</p>		<p>Note: In this scenario, average amount paid by homeowner decreases due to North State Road debt service being charged against those benefitted</p>	