

**Notice of  
Effective**

**Tax Rate**

(for use by most  
taxing units)



50-212  
(Rev. 07-05/7)

**2015 Property Tax Rates in City of Howardwick**

This notice concerns 2015 property tax rates for City of Howardwick.

It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

**General Fund**

**Last year's tax rate:**

Last year's operating taxes	35,611.31
Last year's debt taxes	0.00
Last year's total taxes	35,611.31
Last year's tax base	14,244,522
Last year's total tax rate	0.250000 /\$100

**This year's effective tax rate:**

Last year's adjusted taxes (after subtracting taxes on lost property)	35,534.49
÷ This year's adjusted tax base (after subtracting value of new property)	14,314,969
= This year's effective tax rate	0.248233 /\$100

*(Maximum rate unless unit publishes notices and holds hearings.)*

*In the first year a county collects the additional sales tax to reduce property taxes, it must insert the following lines unless its first adjustment was made last year:*

- Sales tax adjustment rate	0 /\$100
= Effective tax rate	0.248233 /\$100

**This year's rollback tax rate:**

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent health care expenditures)	35,534
÷ This year's adjusted tax base	14,314,969
= This year's effective rate	0.248229 /\$100
x 1.08 = this year's maximum operating rate	0.268087 /\$100
+ This year's debt rate	0 /\$100
= This year's total rollback rate	0.268087 /\$100

*A county that collects the additional sales tax to reduce property taxes, including one that collects the tax for the first time this year, must insert the following lines:*

- Sales tax adjustment rate	0 /\$100
= Rollback tax rate	0.268087 /\$100

*For a county with additional rollback rate for pollution control, insert the following lines:*

+ Additional rollback rate for	0 /\$100
= Rollback tax rate	0.268087 /\$100

Category	Value	Items	Exempt Value		
HS Real:	3,253,831	2,550	354,218		
Non-HS Real:	43,875	14	0		
Production Market:	0	0	0	Total Land Mkt Value:	3,297,706
HS Improvements:	10,478,597	442	173,950		
New HS Improvements:	16,555	5	0		
Non-HS Improvements:	656,426	45	51,401	Total Imps Mkt Value:	11,160,338
New Non-HS Improvements:	8,760	1	0		
HS Personal:	33,946	2	0		
New Personal:	0	0	0		
Non-HS Personal:	242,990	8	0		
New Non-HS Personal:	0	0	0	Total Pers Mkt Value:	276,936
<b>Total Real Market:</b>	<b>14,734,980</b>	<b>3,067</b>			
MN Value:	0	0			
MN Inv. Value - Real:	353,170	3			
MN Inv. Value - Personal:	0	0			
<b>Total Mineral Mkt:</b>	<b>353,170</b>	<b>3</b>		Total Mineral Mkt:	353,170
Land Timber Gain:	0	0		<b>Total Market Value:</b>	<b>15,088,150</b>
Production Market:	0	0			
Land Ag ID Value:	0	0			
Land Ag ID1 Value:	0	0			
Land Ag Tim Value:	0	0			
<b>Productivity Loss:</b>	<b>0</b>	<b>0</b>		Total Market Taxable:	15,088,150
Less Real Exempt Property:	579,569	242			
Less \$500 Inc. Real Personal:	0	0			
Other Freeport:	0	0			
Other Allocation:	0	0			
Other Goods In Transit:	0	0			
Other MultiUse:	3,330	1			
Less Real/Pers Abatements:	0	0			
Less 10% Cap Loss:	27,023	11			
Less Min Exempt Property:	0	0			
Less \$500 Inc. Mineral Owner:	0	0			
Less TNRCC:	0	0			
Less Min Abatements/VLA:	0	0			
Less Min Freeports/Int State Com:	0	0			
Less Min Unknowns:	0	0			
Less Protest Value:	0	0			
<b>Total Losses:</b>	<b>609,922</b>				
<b>Total Appraised:</b>	<b>14,478,228</b>			Total Appraised:	14,478,228
<b>Reimbursable Exemptions</b>					
Homestead H,S:	0	0			
Senior S:	0	0			
Disable B:	0	0			
DV 100%:	52,439	1			
<b>Total Reimbursable:</b>	<b>52,439</b>	<b>1</b>			
Local Discount:	0	0			
Disable Veteran:	85,505	12			
Optional 65:	0	0			
Local Disable:	0	0			
State Homestead:	0	0			
<b>Total Exemptions:</b>	<b>137,944</b>				
<b>Net Taxable Value:</b>	<b>14,340,284</b>			Net Taxable Value	14,340,284

14,508,581

Count of Homesteads for

<b>H</b>	<b>S</b>	<b>F</b>	<b>B</b>	<b>D</b>	<b>W</b>	<b>O</b>	<b>DV</b>	<b>DV100</b>
46	84	0	3	0	0	0	12	1

H - Homestead	W - Widow
S - Over 65	DV - Disabled Veteran
B - Disabled	O - Over 65 (No HS)

Total Parcels: 2,580  
 Total Owners: 1,839

**Combined Recap**

Cat Code	Items	Acres	Total Real	Ag/Timber	Production Mkt	Taxable Land	Total Improvements	Total Personal	Total Mkt Taxable	Total Net Taxable
A1	207	126.257	765,334	0	0	765,334	7,907,935	0	8,673,269	8,533,092
A2	232	94.638	335,446	0	0	335,446	2,532,055	0	2,867,501	2,846,216
A*	439	220.895	1,100,780	0	0	1,100,780	10,439,990	0	11,540,770	11,379,308
C1	1,874	520.750	1,788,956	0	0	1,788,956	109,483	0	1,898,439	1,894,934
C1I	2	0.115	3,055	0	0	3,055	11,528	0	14,583	14,583
C*	1,876	520.865	1,792,011	0	0	1,792,011	121,011	0	1,913,022	1,909,517
E	1	0.590	14,906	0	0	14,906	38,151	0	53,057	53,057
E*	1	0.590	14,906	0	0	14,906	38,151	0	53,057	53,057
F1	9	19.203	35,791	0	0	35,791	328,171	0	363,962	363,962
F*	9	19.203	35,791	0	0	35,791	328,171	0	363,962	363,962
J3	2	0.000	0	0	0	0	340,290	0	340,290	340,290
J4	1	0.000	0	0	0	0	12,880	0	12,880	12,880
J*	3	0.000	0	0	0	0	353,170	0	353,170	353,170
L1	8	0.000	0	0	0	0	0	242,990	242,990	239,660
L*	8	0.000	0	0	0	0	0	242,990	242,990	239,660
M1	2	0.000	0	0	0	0	7,664	31,098	38,762	38,762
M2	1	0.000	0	0	0	0	0	2,848	2,848	2,848
M*	3	0.000	0	0	0	0	7,664	33,946	41,610	41,610
X	16	9.926	30,728	0	0	30,728	0	0	30,728	0
XV	226	74.598	323,490	0	0	323,490	225,351	0	548,841	0
X*	242	84.524	354,218	0	0	354,218	225,351	0	579,569	0
<b>Totals:</b>	<b>2,581</b>	<b>846.077</b>	<b>3,297,706</b>	<b>0</b>	<b>0</b>	<b>3,297,706</b>	<b>11,513,508</b>	<b>276,936</b>	<b>15,088,150</b>	<b>14,340,284</b>