

Notice of Effective Tax Rate
(for use by most taxing units)



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

2017 Property Tax Rates in City of Howardwick

This notice concerns 2017 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	60,580.44
Last year's debt taxes	0.00
Last year's total taxes	60,580.44
Last year's tax base	15,145,110
Last year's total tax rate	0.400000 /\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	60,580.44
÷ This year's adjusted tax base (after subtracting value of new property)	15,005,650
= This year's effective tax rate	0.403717 /\$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	0.403717 /\$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)	60,580
÷ This year's adjusted tax base	15,005,650
= This year's effective rate	0.403714 /\$100
x 1.08 = this year's maximum operating rate	0.436011 /\$100
+ This year's debt rate	0 /\$100
= This year's total rollback rate	0.436011 /\$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	0.436011 /\$100

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

+ Additional rollback rate for	0 /\$100
= Rollback tax rate	0.436011 /\$100

2016 Non-Certified HISTORY VALUE RECAP

City of Howardwick (HK)

Category	Value	Items	Exempt Value		
HS Real:	3,587,801	2,952	361,013		
Non-HS Real:	43,337	14	0		
Production Market:	0	0	0	Total Land Mkt Value:	3,631,138
HS Improvements:	10,764,242	462	43,216		
New HS Improvements:	29,678	3	0		
Non-HS Improvements:	792,776	63	198,265		
New Non-HS Improvements:	45,415	5	0	Total Imps Mkt Value:	11,632,111
HS Personal:	2,848	1	0		
New Personal:	0	0	0		
Non-HS Personal:	285,670	7	0		
New Non-HS Personal:	0	0	0	Total Pers Mkt Value:	288,518
Total Real Market:	15,551,767	3,507			
MN Value:	0	0			
MN Inv. Value - Real:	369,800	3			
MN Inv. Value - Personal:	0	0			
Total Mineral Mkt:	369,800	3		Total Mineral Mkt:	369,800
Land Timber Gain:	0	0		Total Market Value:	15,921,567
Production Market:	0	0			
Land Ag ID Value:	0	0			
Land Ag IDI Value:	0	0			
Land Ag Tim Value:	0	0			
Productivity Loss:	0	0		Total Market Taxable:	15,921,567
Less Real Exempt Property:	602,494	254			
Less \$500 Inc. Real Personal:	340	1			
Other Freeport:	0	0			
Other Allocation:	0	0			
Other Goods In Transit:	0	0			
Other MultiUse:	0	0			
Less Real/Pers Abatements:	0	0			
Less 10% Cap Loss:	14,880	4			
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			
Total Losses:	617,714				
Total Appraised:	15,303,853			Total Appraised:	15,303,853
Reimbursable Exemptions					
Homestead H,S:	0	0			
Senior S:	0	0			
Disable B:	0	0			
DV 100%:	52,439	1			
Total Reimbursable:	52,439	1			
Local Discount:	0	0			
Disable Veteran:	106,304	13			
Optional 65:	0	0			
Local Disable:	0	0			
State Homestead:	0	0			
Total Exemptions:	158,743				
Net Taxable Value:	15,145,110			Net Taxable Value	15,145,110