Summary of Residential Property Taxes and Utility Fees

Residential Property $171,000 Valued Home	2003	2004	% Chg	$ Chg
Assessed Market Value	$155,500	$171,000	10.0%	$15,500
Taxable Value	$118,800	$133,056	12.0%	$14,256
City Property Taxes				
Property Taxes	$675	$785	16.3%	$110
Referendum Tax	$2	$19	850.0%	$17
Total City Property Taxes	$677	$804	18.8%	$127
Water	$212	$228	7.5%	$16
Sewer	$237	$247	4.2%	$10
Solid Waste/Recycling	$231	$231	0.0%	$0
Total Utilities	$680	$706	3.8%	$26
Total Property Taxes and Utlities	$1,357	$1,510	11.3%	$153

Note: Property tax figures are net of a pro-rated market value credit, which is an adjustment from how the City applied the market value credit from last year. This change in the application of the market value credit is resulting in the city property tax amount being greater than what was shown in prior years, but it does not impact the (percent) comparison from year to year.

Residential Property $275,000 Valued Home	2003	2004	% Chg	$ Chg
Assessed Market Value	$250,000	$275,000	10.0%	$25,000
Taxable Value	$215,100	$240,912	12.0%	$25,812
City Property Taxes				
Property Taxes	$1,356	$1,555	14.7%	$199
Referendum Tax	$4	$34	750.0%	$30
Total City Property Taxes	$1,360	$1,589	16.8%	$229
Water	$212	$228	7.5%	$16
Sewer	$237	$247	4.2%	$10
Solid Waste/Recycling	$231	$231	0.0%	$0
Total Utilities	$680	$706	3.8%	$26
Total Property Taxes and Utilities	$2,040	$2,295	12.5%	$255

Note: Property tax figures are net of a pro-rated market value credit, which is an adjustment from how the City applied the market value credit from last year. This change in the application of the market value credit is resulting in the city property tax amount being greater than what was shown in prior years, but it does not impact the (percent) comparison from year to year.

Residential Property $561,000 Valued Home				
	2003	**2004**	**% Chg**	**$ Chg**
Assessed Market Value	$510,000	$561,000	10.0%	$51,000
Taxable Value	$451,900	$506,128	12.0%	$54,228
City Property Taxes				
Property Taxes	$3,016	$3,424	13.5%	$408
Referendum Tax	$8	$71	787.5%	$63
Total City Property Taxes	$3,024	$3,495	15.6%	$471
Water	$212	$228	7.5%	$16
Sewer	$237	$247	4.2%	$10
Solid Waste/Recycling	$231	$231	0.0%	$0
Total Utilities	$680	$706	3.8%	$26
Total Property Taxes and Utilities	$3,704	$4,201	13.4%	$497

Note: Property tax figures are net of a pro-rated market value credit, which is an adjustment from how the City applied the market value credit from last year. This change in the application of the market value credit is resulting in the city property tax amount being greater than what was shown in prior years, but it does not impact the (percent) comparison from year to year.