

**CITY OF HELENA**  
**TAXABLE VALUATION / MILL LEVY**  
**TEN YEAR HISTORY & ANALYSIS**

(NOTE: This analysis includes only those levies subject to the limitations of Section 15-10-420, MCA and does not include voted levies. In addition, only the levies assessed on an entity-wide basis are to be included.)

<b>Tax Year</b>	<b>Fiscal Year</b>	<b>City-Wide Taxable Valuation</b>	<b>Valuation % Change From Previous Yr</b>	<b>Previous Year Levy</b>	<b>Current Year Levy</b>	<b>Floated Mills Up / (Down)</b>
2004	2004-2005	\$ 4,329,898	13.55%	90.22	100.70	10.48
2005	2005-2006	\$ 5,013,395	15.79%	100.70	108.80	8.10
2006	2006-2007	\$ 5,327,939	6.27%	108.80	112.67	3.87
2007	2007-2008	\$ 5,668,683	6.40%	112.67	111.31	-1.36
2008	2008-2009	\$ 6,050,905	6.74%	111.31	116.59	5.28
2009	2009-2010	\$ 6,371,359	5.30%	116.59	116.76	0.17
2010	2010-2011	\$ 6,846,974	7.46%	116.76	118.55	1.79
2011	2011-2012	\$ 7,017,435	2.49%	118.55	118.66	0.11
2012	2012-2013	\$ 7,138,093	1.72%	118.66	119.50	0.84
2013	2013-2014	\$ 7,385,566	3.47%	119.50	120.03	0.53

The current year levies are at the maximum levels authorized under Section 15-10-420, MCA.

**ANNUAL TAX LEVIES**

The City's tax levies, in mills, have been:

	Fiscal Years				
	<u>2013/14</u>	<u>2012/13</u>	<u>2011/12</u>	<u>2010/11</u>	<u>2009/10</u>
General Purpose Levy	87.36	86.01	85.69	87.12	83.43
City Planning	8.58	8.70	8.54	8.75	9.71
Comprehensive Insurance	6.34	7.45	7.35	6.40	6.55
PERS	4.98	4.28	4.27	4.03	4.12
Police Retirement	7.23	7.46	7.17	6.91	7.29
Firefighter Retirement	5.54	5.60	5.64	5.34	5.66
Subtotal	<u>120.03</u>	<u>119.50</u>	<u>118.66</u>	<u>118.55</u>	<u>116.76</u>
Medical Insurance	22.34	21.30	20.29	18.93	19.32
Debt Service	16.73	18.40	18.06	18.34	14.61
Total Mill Levy (Note 1)	<u>159.10</u>	<u>159.20</u>	<u>157.01</u>	<u>155.82</u>	<u>150.69</u>
Net Mill Value \$ (Note 1)	59,733	59,733	59,139	57,756	54,568
Tax Levy \$	9,503,520	9,509,494	9,285,414	8,999,540	8,222,852

Note (1) : Starting in FY2000 the State Legislature changed property tax formulas, providing for increased mill levies to offset decreased taxable value rates and reduced State reimbursements.

**OVERLAPPING MILL LEVIES**

The overlapping mill levies on property in the City have been:

<u>In Mills:</u>	<u>2013/14</u>	<u>2012/13</u>	<u>2011/12</u>	<u>2010/11</u>	<u>2009/10</u>
Schools					
District Levied	244.11	239.89	249.75	254.95	253.20
County Levied	110.13	98.63	98.05	108.53	106.70
State School Equalization	40.00	40.00	40.00	40.00	40.00
State University	6.00	6.00	6.00	6.00	6.00
State Vocational Technology	1.50	1.50	1.50	1.50	1.50
Total Schools	401.74	386.02	395.30	410.98	407.40
City of Helena	159.10	159.20	157.01	155.82	150.69
Lewis & Clark County	129.02	127.05	124.61	122.57	114.45
Public Safety Levy (Co. voted)	28.68	28.35	27.88	27.62	26.41
Library Levy (Co. Voted)	9.24	9.06	8.80	8.66	8.04
Fairgrounds Levy (Co. Voted)	12.97	12.82	12.61	12.49	12.08
State Welfare	0.00	0.00	0.00	0.00	0.00
Total Overlapping Levy	<u>740.75</u>	<u>722.50</u>	<u>726.21</u>	<u>738.14</u>	<u>719.07</u>
<u>As a Percent:</u>	<u>2013/14</u>	<u>2012/13</u>	<u>2011/12</u>	<u>2010/11</u>	<u>2009/10</u>
Local School Levies	47.82%	46.86%	47.89%	49.24%	50.04%
State School Levies	6.41%	6.57%	6.54%	6.44%	6.61%
Total Schools	54.23%	53.43%	54.43%	55.68%	56.65%
City of Helena	21.48%	22.03%	21.62%	21.11%	20.96%
Lewis & Clark County - All	24.29%	24.54%	23.95%	23.21%	22.39%
State Welfare	0.00%	0.00%	0.00%	0.00%	0.00%
Total Overlapping Levy	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

## Tax Levy

### The Bottom Line

Although there has been much publicity about property tax law changes, the City portion of property tax bills remains virtually the same from year to year. The City portion of property tax levies was less than 1% (0.22%) of current market value for residential property in FY2014.

### Tax Freeze

Local governments were under a tax **rate** freeze from 1987 through 1998. Starting in 1999, there is a tax **revenue** freeze.

- ◆ Taxes are limited to the prior year tax revenue,
- ◆ plus – tax base growth for new construction and improvements,
- ◆ plus – one-half of the average Consumer Price Index for the prior 3 years.

The tax rate may be adjusted to maintain the base tax revenue.

### What is a Mill?

A mill is the traditional unit for expressing property tax rates. It is:

- ✓ 1/10 of a percent (10 mills = 1%)
- ✓ one-thousandth (1/1000) of a dollar
- ✓ \$1 tax per \$1,000 of taxable valuation

### Property Valuation for Taxation

The State Legislature has set a multi-step formula for property tax computations. Each year Lewis & Clark County sends Assessment Notices to all property owners. The notice provides four key items for tax computations:

#### 1. Current Market Value

The value determined by the State Department of Revenue as the current fair value of the property if it was to be sold in today's market.

#### 2. Taxable Exemption

The percent set by the State Legislature as that portion of Current Market Value which will be exempt from taxation.

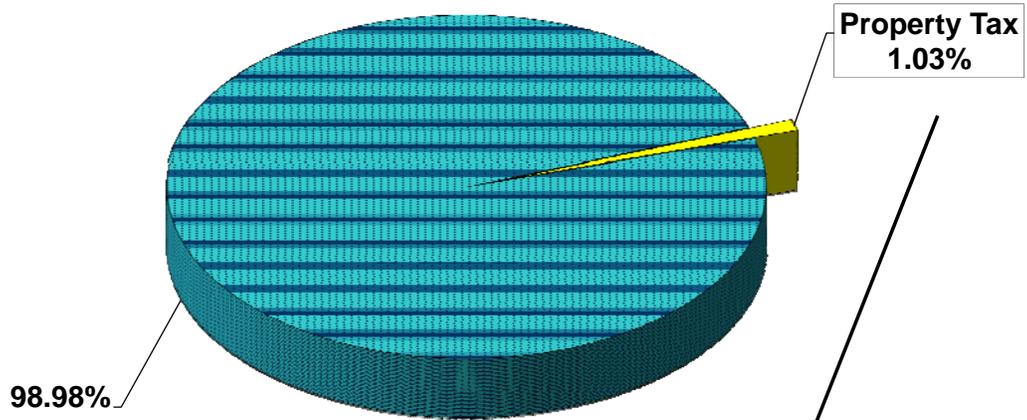
#### 3. Taxable Rate (Percentage)

The percent set by the State Legislature as that portion of Current Market Value, less the exemption, which will be taxable.

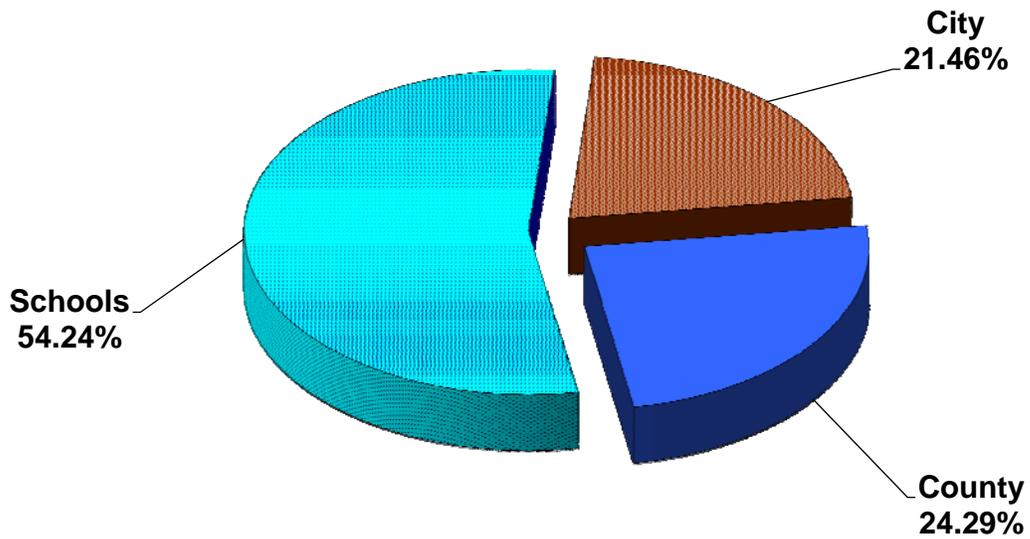
#### 4. Current Taxable Value

Current Market Value, less the exemption, times the Taxable Rate. This is still NOT the amount you multiply times the mill levies. You must divide the Current Taxable by 1,000 to determine the Taxable Value per mill on a piece of property.

**2013 Property Tax - How Much of Market Value?  
(\$1025 on a market value of \$100,000)**



**Where Your Property Taxes Were Used**



**RESIDENTIAL PROPERTY TAX COMPUTATION**  
**Within the City of Helena**

**2013** Levy Year (Same as Calendar Year)

Multiply your home's market value by: **1.025%**

Example				
\$ 100,000	X	1.025%	=	\$ 1,025

**OR**

The following steps may be used to calculate property taxes.

**Example**

1.	<b>Current "Phased In" Market Value</b>	<b>\$ 100,000</b>	(From Assessment Notice)
2.	Subtract 2013 Exemption	<u>45.50%</u>	(45,500)
3.	<b>Non-Exempt Market Value</b>	<u>\$ 54,500</u>	
4.	Multiply By: 2013 Taxable Rate ( % )	X <u>2.5400%</u>	(From Assessment Notice)
5.	<b>Current Taxable Value</b>	\$ 1,384	(From Assessment Notice)
6.	Divide By: 1,000	<u>1,000</u>	(Mill Equivalent)
7.	<b>Taxable Value per Mill</b>	\$ 1.3840	
8.	Multiply By: Total Levy in Mills	X <u>740.75</u>	(See Below)
9.	<b>Calculated Total Property Tax</b>	<u><u>\$ 1,025.20</u></u>	

This example represents a residential property with a \$ 100,000 current market value.

**The 2013 tax levy is the levy for fiscal year 2013/14**

The FY 2013/14 tax levies for the example are:

	Total	State & Local School Levies	City	County
Mill Levy	740.75	401.74	159.10	179.91
Property Tax	\$1,025.20	\$556.01	\$220.19	\$249.00
Tax as a Percent of Market Value	1.03%	0.56%	0.22%	0.25%
Share of Total	100%	54.23%	21.48%	24.29%