

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.)

Tax Year	Fiscal Year	City-Wide Taxable Valuation	Valuation % Change From Previous Yr	Previous Year Levy	Current Year Levy	Floated Mills Up / (Down)
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
2014	2014-2015	\$ 7,411,271	0.35%	120.03	125.22	5.19
2015	2015-2016	\$ 7,630,535	2.96%	125.22	124.57	(0.65)
2016	2016-2017	\$ 7,968,353	4.43%	124.57	127.01	2.44
2017	2017-2018	\$ 8,240,043	7.99%	127.01	124.36	(2.65)
2018	2018-2019	\$ 8,557,404	7.39%	124.36	126.46	2.10

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:

	<u>2018/19</u>	<u>2017/18</u>	<u>2016/17</u>	<u>2015/16</u>	<u>2014/15</u>
General Purpose Levy	91.50	90.85	93.22	90.64	90.62
City Planning	10.04	8.55	9.30	8.49	9.44
Comprehensive Insurance	5.29	5.56	5.47	5.84	5.90
PERS	5.76	5.74	5.55	5.51	5.56
Police Retirement	7.70	7.64	7.69	8.17	7.81
Firefighter Retirement	5.89	5.72	5.78	5.92	5.89
TIF Railroad District	0.28	0.30	-	-	-
Subtotal	<u>126.46</u>	<u>124.36</u>	<u>127.01</u>	<u>124.57</u>	<u>125.22</u>
Medical Insurance	28.08	27.75	27.16	25.84	25.16
Fire Department Supplemental	7.25	-	-	-	-
Debt Service	<u>7.94</u>	<u>11.75</u>	<u>13.15</u>	<u>14.35</u>	<u>17.79</u>
Total Mill Levy (Note 1)	<u>169.73</u>	<u>163.86</u>	<u>167.32</u>	<u>164.76</u>	<u>168.17</u>
Net Mill Value \$ (Note 1)	67,669	66,102	62,738	61,255	59,186
Tax Levy \$	11,485,459	10,831,474	10,497,322	10,092,374	9,953,310

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>2018/19</u>	<u>2017/18</u>	<u>2016/17</u>	<u>2015/16</u>	<u>2014/15</u>
Schools					
District Levied	313.33	284.14	237.89	241.47	253.37
County Levied	104.84	100.99	104.06	99.25	107.45
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	<u>1.50</u>	<u>1.50</u>	<u>1.50</u>	<u>1.50</u>	<u>1.50</u>
Total Schools	<u>465.67</u>	<u>432.63</u>	<u>389.45</u>	<u>388.22</u>	<u>408.32</u>
City of Helena	169.73	163.86	167.32	164.76	168.17
Lewis & Clark County	<u>186.10</u>	<u>172.23</u>	<u>176.24</u>	<u>173.79</u>	<u>173.75</u>
Total Overlapping Levy	<u>821.50</u>	<u>768.72</u>	<u>733.01</u>	<u>726.77</u>	<u>750.24</u>
<u>As a Percent:</u>	<u>2018/19</u>	<u>2017/18</u>	<u>2016/17</u>	<u>2015/16</u>	<u>2014/15</u>
Local School Levies	50.91%	50.10%	46.65%	46.88%	48.09%
State School Levies	<u>5.78%</u>	<u>6.18%</u>	<u>6.48%</u>	<u>6.54%</u>	<u>6.33%</u>
Total Schools	56.69%	56.28%	53.13%	53.42%	54.42%
City of Helena	20.66%	21.32%	22.83%	22.67%	22.42%
Lewis & Clark County	22.65%	22.40%	24.04%	23.91%	23.16%
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 continues to be virtually the same from year to year. The City portion of property tax levies was less than 1% (0.229%) of current market value for residential property in FY2019.

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
 - one-half of the average Consumer Price Index for the prior 3 years, plus
 - tax base growth for new construction and improvements.

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

A percent set by the State Legislature as that portion of Current Market Value which will be exempt from taxation. This only applies to certain classes of properties.

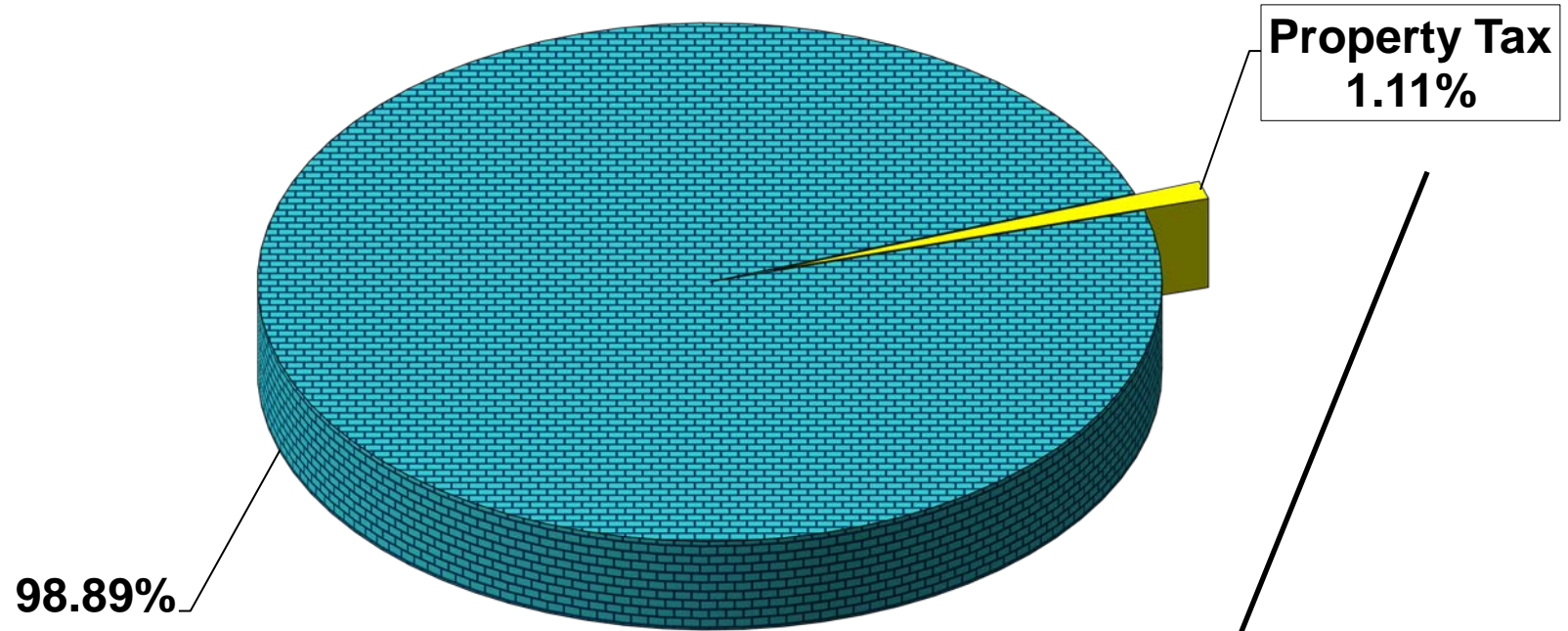
3. Taxable Rate (Percentage)

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

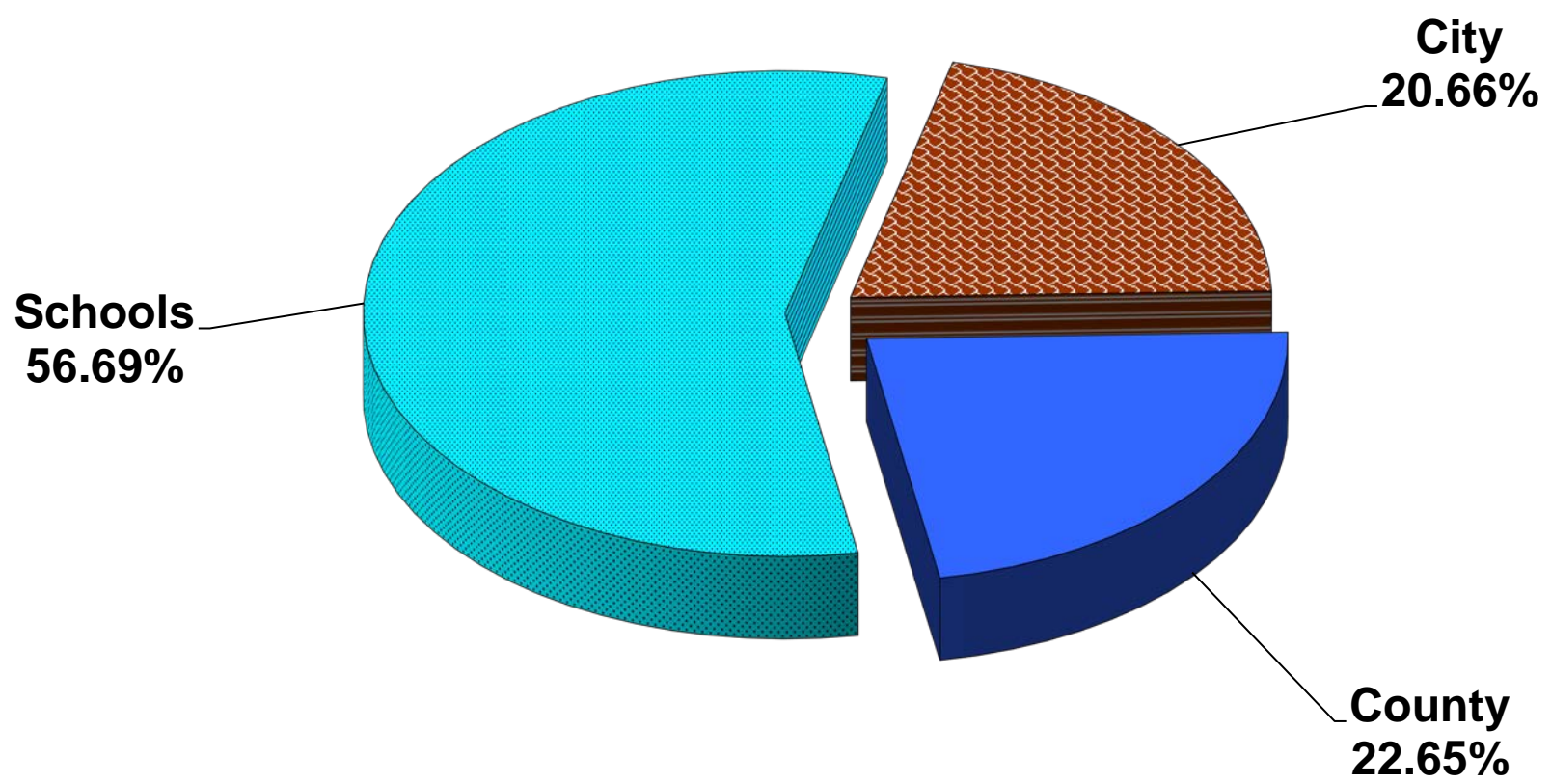
4. Current Taxable Value

Current Market Value, less any allowed 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.

**Tax Year 2018 Property Tax - How Much of Market Value?
(\$1109 on a market value of \$100,000)**



Where Your Property Taxes Were Used



RESIDENTIAL PROPERTY TAX COMPUTATION
Within the City of Helena

2018 Levy Year

(Same as Calendar Year)

Multiply your home's market value by: **1.109%**

Example				
\$ 100,000	X	1.109%	=	\$ 1,109

OR

The following steps may be used to calculate property taxes on a residential property in Helena.

Example

1.	Current "Phased In" Market Value	\$ 100,000	(From Assessment Notice)
2.	Subtract 2018 Exemption	<u>0.00%</u>	0 (Residential exemption repealed in 2015 Legislative session)
3.	Non-Exempt Market Value	<u>\$ 100,000</u>	
4.	Multiply By: 2018 Taxable Rate (%)	X <u>1.35%</u>	(15-6-134(3)(a), MCA)
5.	Current Taxable Value	\$ 1,350	
6.	Divide By:	<u>1,000</u>	(Mill Equivalent)
7.	Taxable Value per Mill	\$ 1.35	
8.	Multiply By: Total Levy in Mills	X <u>821.5</u>	(See Below)
9.	Calculated Total Property Tax	<u>\$ 1,109.03</u>	

The above example represents a residential property in Helena with a \$100,000 current market value.

The 2018 tax levy is the levy for fiscal year **2018/19**

The FY 2018/19 tax levies for the example are:

	<u>Total</u>	<u>State & Local School Levies</u>	<u>City</u>	<u>County</u>
Mill Levy	821.50	465.67	169.73	186.10
Property Tax	\$1,109.03	\$628.65	\$229.14	\$251.24
Tax as a Percent of Market Value	1.11%	0.63%	0.23%	0.25%
Share of Total	100%	56.69%	20.66%	22.65%