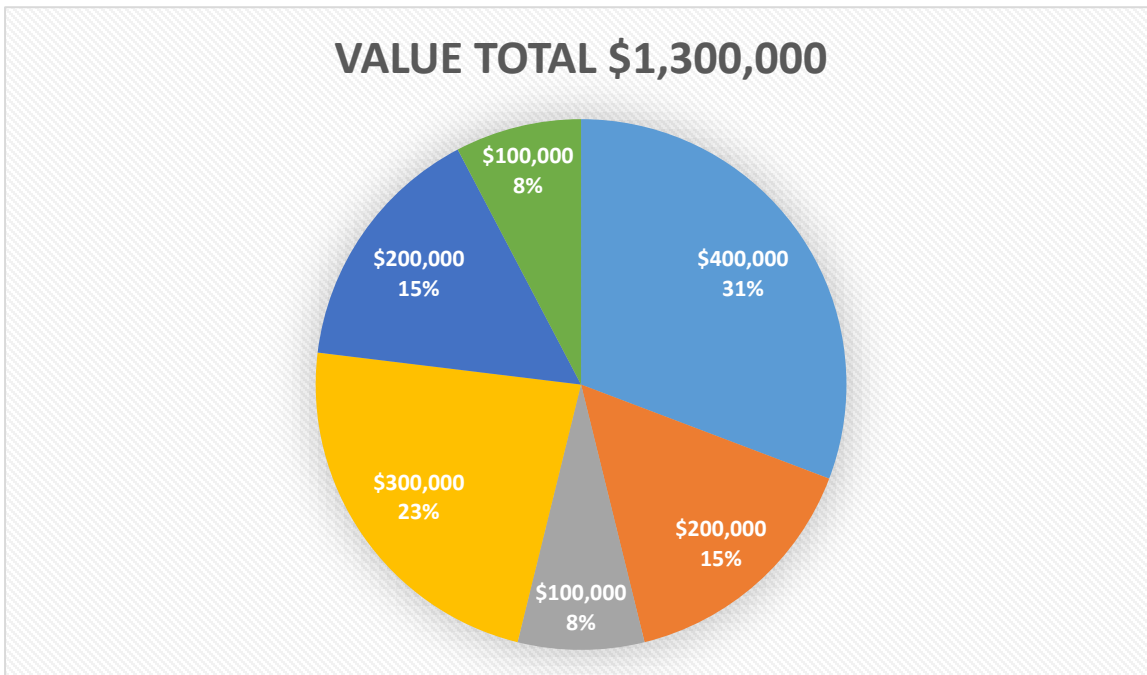


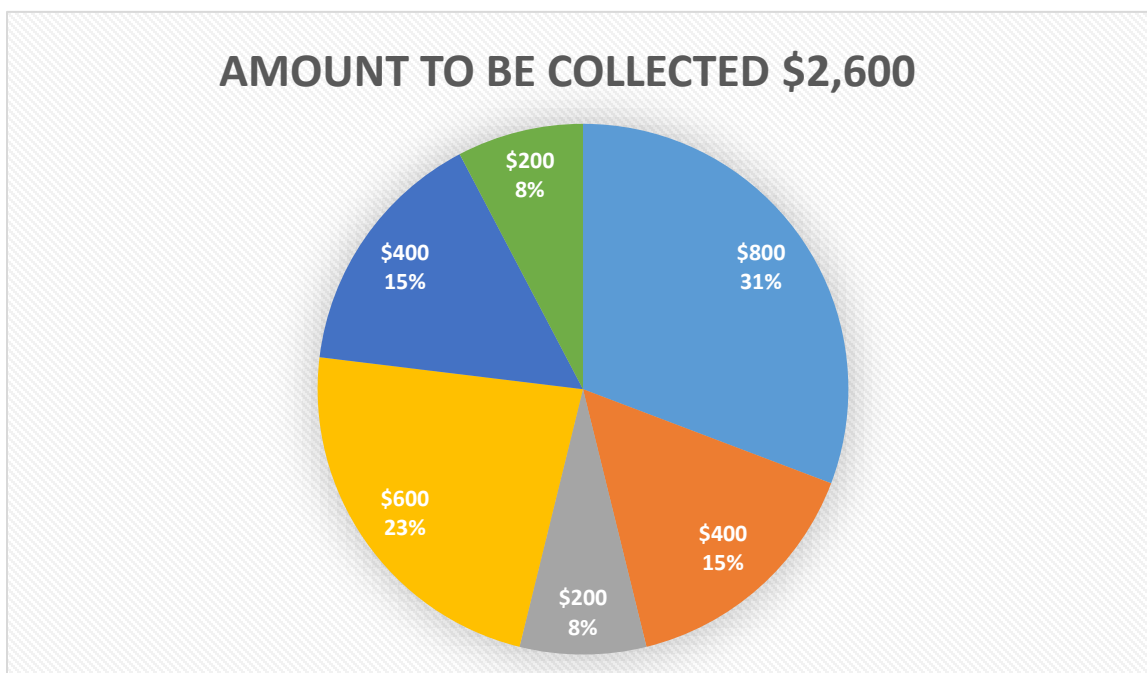
[Our office is receiving a lot of questions regarding the upcoming election and levies. This will hopefully help you understand how the levy process works.](#)

You can think of your Assessed Value as your portion of the pie. The Assessed Value is used to determine the percentage of the overall value that you own in a district. In the example below we only have 6 parcels so it is easier to see. The parcel values range from \$100,000 to \$400,000. With a total district value of \$1,300,000.

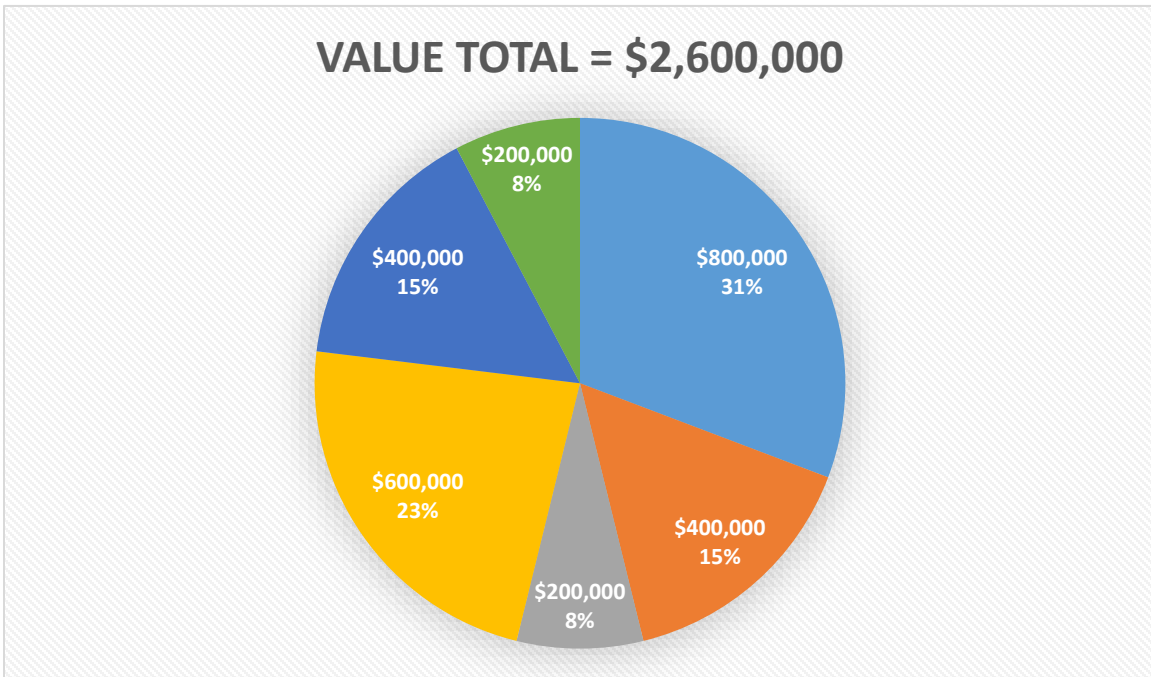


In our hypothetical district, we will say that a levy is approved by the voters of \$2,600. You would then take the approved amount and divide it by the total assessed value of the district, which in our example is \$1,300,000. This would give us a levy rate of \$0.002. We could then determine how much each parcel would have to pay in order to collect the approved \$2,600. You would take the home value multiplied by the levy rate: \$100,000 * \$0.002 = \$200 and \$400,000 * \$0.002 = \$800.

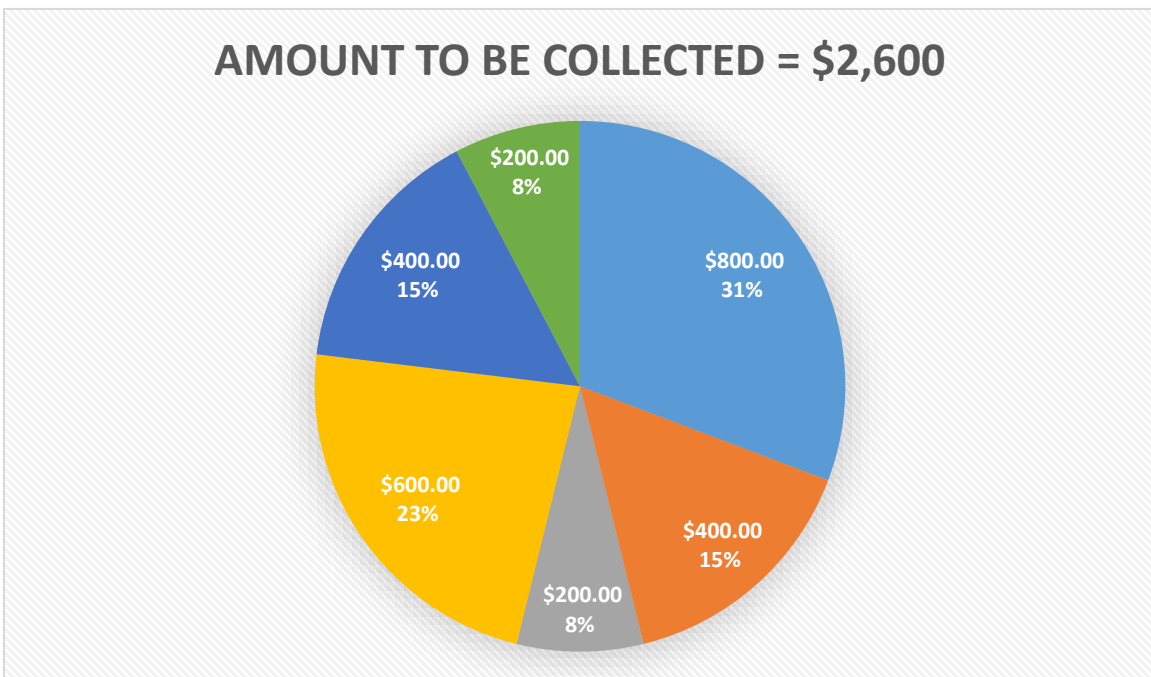
*Often levy rates are shown “per thousand” so instead of \$100,000 * 0.002 = \$200 you would take \$100 * \$2.00 and get \$200. Both come to the same amount, it is just two different ways of displaying the data.



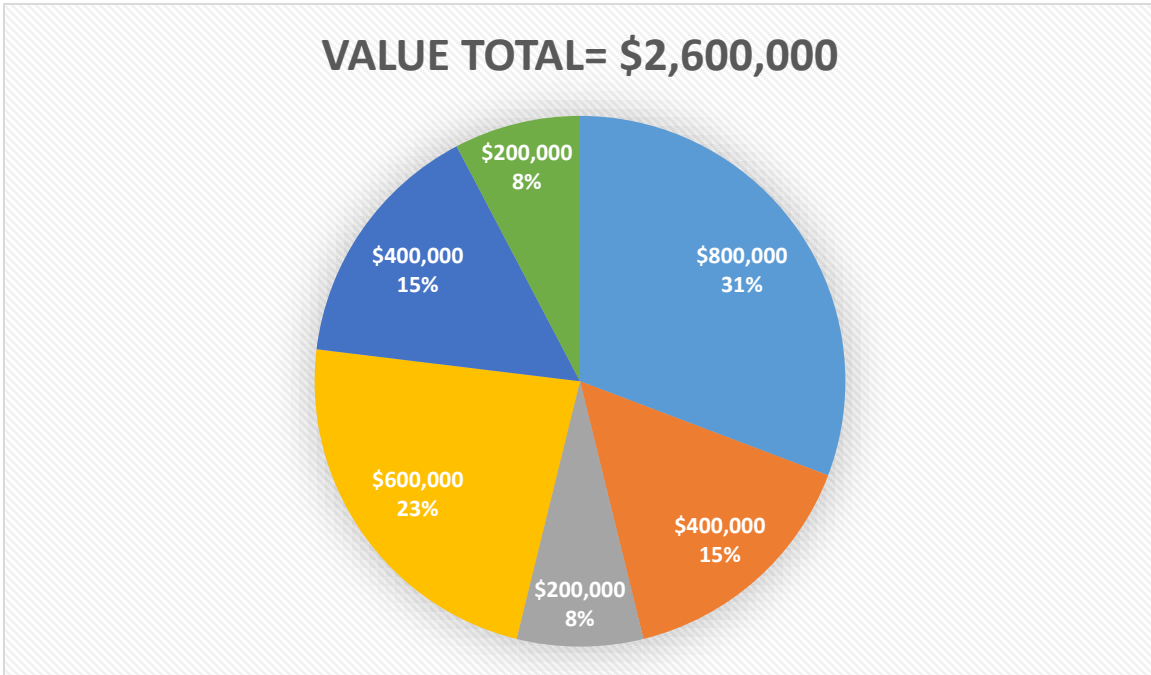
Now let's say that the property values in the district double (from \$1,300,000 to \$2,600,000), and the amount to be collected stays the same (\$2,600), the levy rate would decrease.



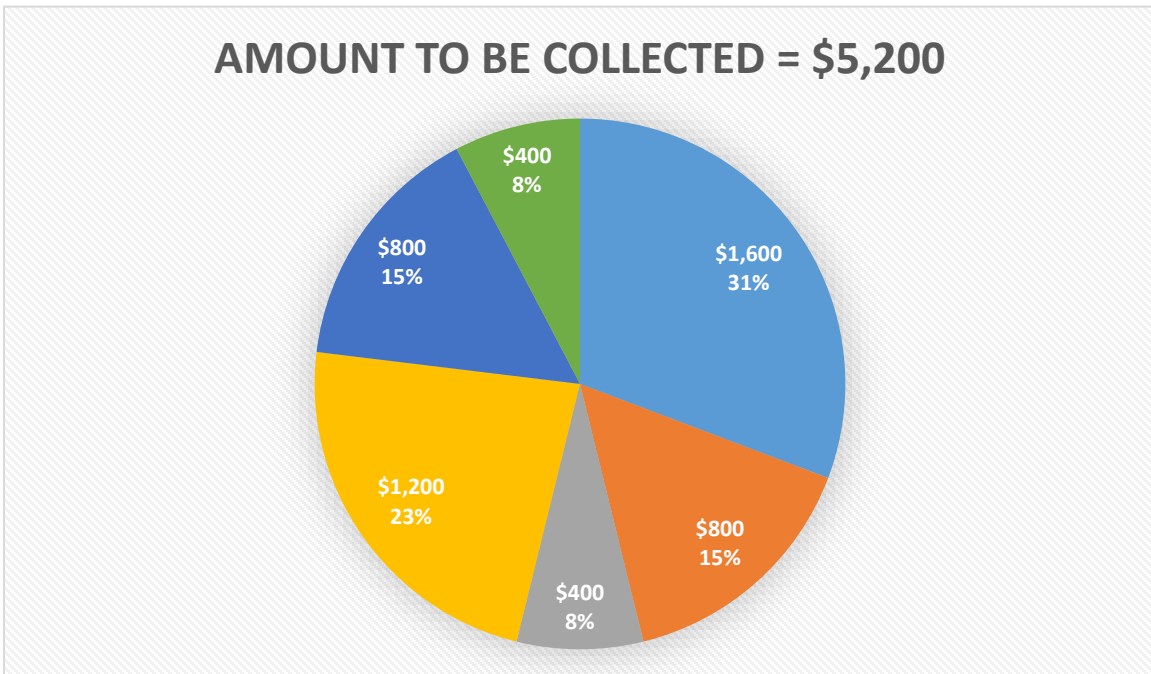
$\$2,600 / \$2,600,000 = \$0.001$. Therefore the \$200,000 home would pay \$200 and the \$800,000 home would pay \$800 (which are the same as when the value was lower). This is because the pieces of the pie stayed the same. Raising the value does not collect more money. The amount to be collected is set by the district and the voters.



In our last example, let's say that the property values in the district stay the same, and the amount to be collected doubles (\$5,200), the levy rate would increase.



$\$5,200 / \$2,600,000 = \$0.002$. Therefore the \$200,000 home would pay \$400 and the \$800,000 home would pay \$1,600. This is because the amount to be collected increased even though the values stayed the same. Leaving values the same does not mean the same amount of money will be collected. The amount to be collected is set by the districts and the voters.



Important Points:

- 1) The amount of the levy determines the amount that will be collected regardless of the Assessed Value and whether it increases or decrease.
- 2) Increasing or decreasing Assessed Values will not change the amount that will be collected for the district.
- 3) Your Assessed Value represents your percentage of the overall value in the district (how much of the pie you own).
- 4) It is important to know the dollar amounts that you are voting on. The levy rates will increase or decrease depending on the housing market but the levy amount that will be collected does not change.