

City of Wolfe City 2021 Property Rate Information

Proposed tax rate 2021 \$ 0.710000 per \$100.00

Preceding yr 2020 tax rate \$ 0.638575 per \$100.00

Due to the Increase of our I&S** Debt Service Rate for the coming year and to maintain a reasonable M&O** rate for City operation we need to increase our total tax rate to \$0.71

Last year our rates were as follows: Tax Rate	00.638575	
I&S Debt service	00.146578	
M&O	00.491997	*

This year 2021 Tax Rate	00.710000	
I&S Debt service	00.427110	
M&O	00.28289	*

Your taxes owed can be calculated using the following formula:

$$\text{Property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

Examples:

Property valued at \$ 50,000.00 with no exemption:

- \$ 0.71000 x \$ 50,000.00 / 100 = \$ 355.00 per year – 2021 Tax Rate
- \$ 0.638575 x \$ 50,000.00 / 100 = \$ 319.29 per year – 2020 Tax Rate
- Increase in yearly tax amount of \$ 35.71 (\$ 2.98 per month}

Same Property with Homestead and Over 65 Exemptions:

- \$ 50,000.00 - \$ 5000.00 (HS) - \$ 10,000.00 (Over 65) = \$ 35,000.00 Taxable Value
- \$ 0.71000 x \$ 35,000.00 / 100 = \$ 248.50 per year – 2021 Tax Rate
- \$ 0.638575 x \$ 35,000.00 / 100 = \$ 223.50 per year – 2020 Tax Rate
- Increase in yearly tax amount of \$ 25.00 per year (\$ 2.08 per month)

Property valued at \$ 150,000.00 with no exemption:

- \$ 0.710000 x \$ 150,000.00/ 100 = \$1,065.00 per year – 2021 Tax Rate
- \$ 0.638575 x \$ 150,000.00/ 100 = \$ 957.86 per year – 2020 Tax Rate
- Increase in yearly tax amount of\$ 107.14 (\$ 8.93 per month)

Total value of 2021 Taxable Property in Wolfe City is \$ 56,572,310.00

\$ 56, 572, 310.00 X \$.71 divided 100. = \$ 401,663.40

Reminder, with the debt service obligation for this tax year we have a larger *Interest and Sinking* amount and that affects our *Maintenance and Operating budget-*

\$ 00.28289 is for M&O = \$ 160,037.40

\$ 00.427110 is for I & S Debt Service = \$ 241,626.00

Numbers may vary slightly due to rounding, does not significantly affect the outcome. These examples are for illustration only and are not exact numbers. Please use the formula to figure your city taxes using your property values and qualifying exemptions.

** A city property tax rate consists of a **maintenance and operations (M&O)** tax rate and, if applicable, an **interest and sinking (I&S)** tax rate.
The **M&O** tax rate provides funds for maintenance and operations of the entity.
The **I&S** tax rate provides funds for payments on the debt obligations for the city.