

BSD's FY21 Budget: Understanding the Property Tax Formula

EXPENDITURES

Expenditures are the total dollars a school district intends to spend. **\$91,525,288**

MINUS LOCAL REVENUES

Local revenues are money the district has or is owed (e.g., federal dollars, state aid for special education, transportation, tuitions, surplus, interest). **\$23,311,510**

EQUALS EDUCATION SPENDING

Education spending is the amount that needs to be raised by education property taxes, augmented by the Education Fund. **\$68,213,778**

DIVIDED BY EQUALIZED PUPILS

Equalized pupils is a two-year weighted average. **4,031.42**

EQUALS EDUCATION SPENDING PER EQUALIZED PUPIL

Education spending divided by equalized pupils. **\$16,920.53**

DIVIDED BY PROPERTY TAX YIELD PER \$1 OF TAX RATE

Formerly referred to as the Base Amount, which is set by the state and used to compare district's education spending per equalized pupil. **\$10,883**

EQUALS EQUALIZED HOMESTEAD TAX RATE TO BE PRORATED

Education spending per equalized pupil divided by property tax yield **\$1.5548**

DIVIDED BY COMMON LEVEL OF APPRAISAL (CLA)

CLA is the ratio of the town's listed property values versus the state's estimated values. The state's value is set by actual sales averaged over three years. **74.77%**

EQUALS ACTUAL HOMESTEAD TAX RATE (ESTIMATED)

Equalized homestead tax rate divided by the CLA. This is multiplied by the Assessed value of your home and divided by 100. The resulting education tax is added to the municipal tax to calculate your total property tax due. However, if you make less than \$136,500, your taxes can be based on a percentage of your income, rather than your property value. **\$2.0794**

ACTUAL NON-HOMESTEAD TAX RATE (ESTIMATED)

The State sets the non-homestead base rate, which is then divided by CLA. The resulting non-residential rate is multiplied by the assessed value, divided by 100, and added to the municipal tax to determine your non-homestead tax rate. **\$2.2121**