

City of Maple Lake

2018 Truth in Taxation Public Hearing

December 5, 2017





Introduction



- ▶ The City of Maple Lake is required to conduct a Truth in Taxation Public Hearing prior to setting the property tax levy and budget for 2018.
- ▶ The City must provide information about the proposed levy and proposed budget. The public must be given a reasonable amount of time to ask questions.



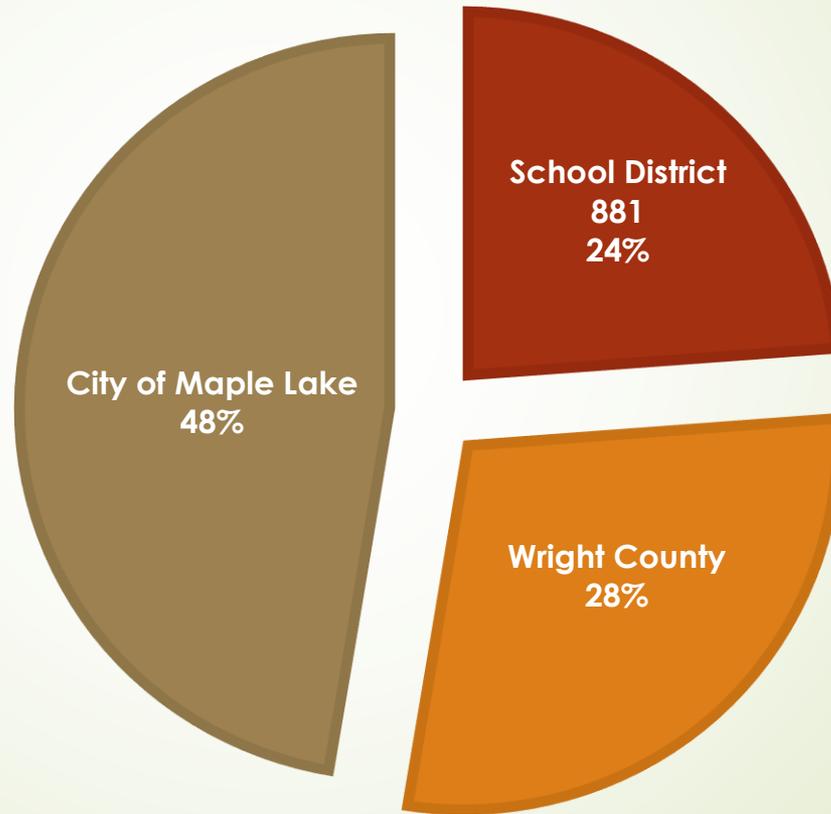
2018 Preliminary Budget & Levy

held September 19, 2017

- ▶ The final budget amount of \$1,943,020 is 2% **lower** than the adopted preliminary budget
- ▶ The final levy amount of \$1,140,013 is 4% **lower** than the adopted preliminary levy
- ▶ The estimated final tax rate of 65.884 is 2.484 **lower** than the preliminary tax rate

Where Your Property Taxes Go

■ School District 881 ■ Wright County ■ City of Maple Lake

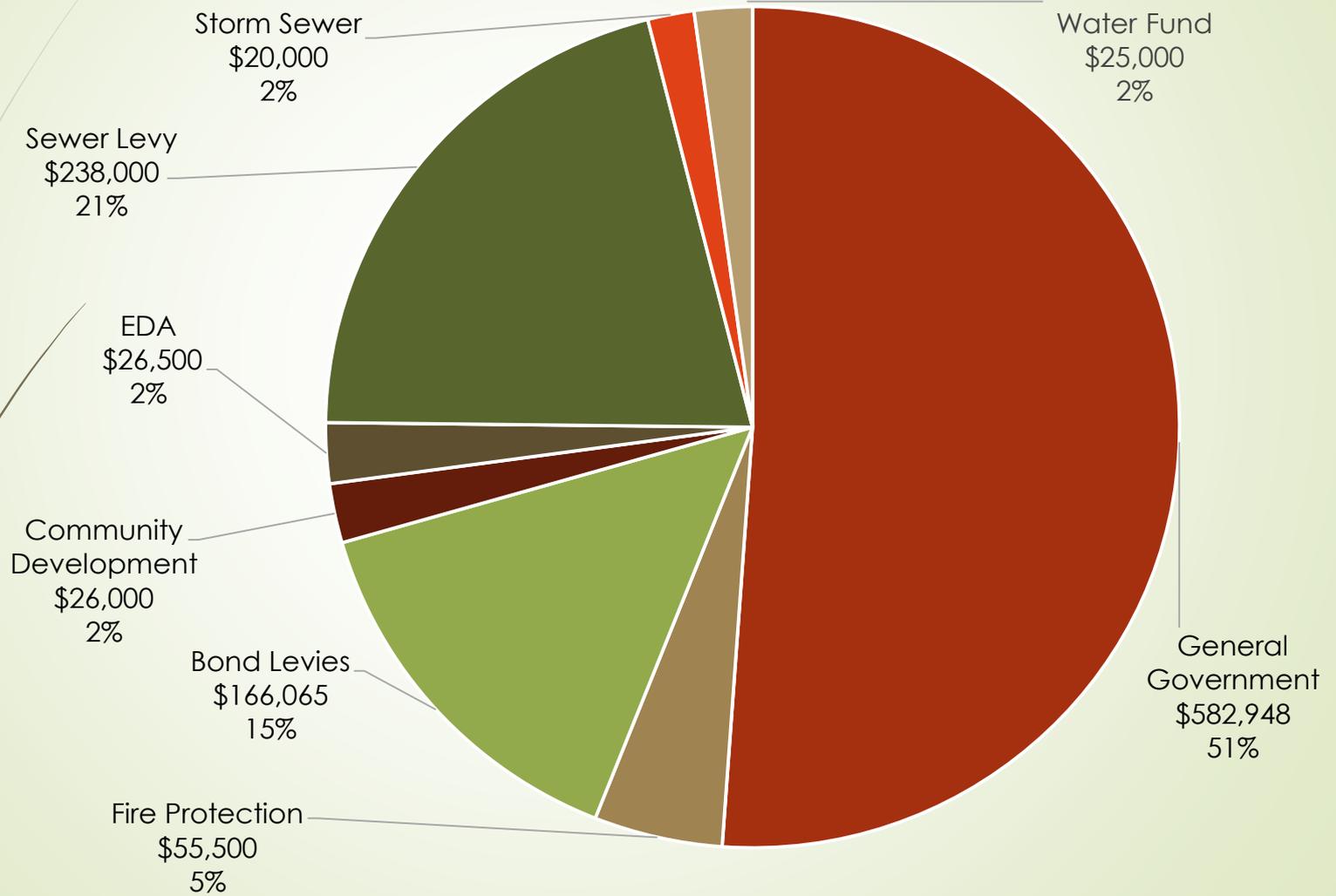


Breakdown of Proposed 2018 Property Tax Levy

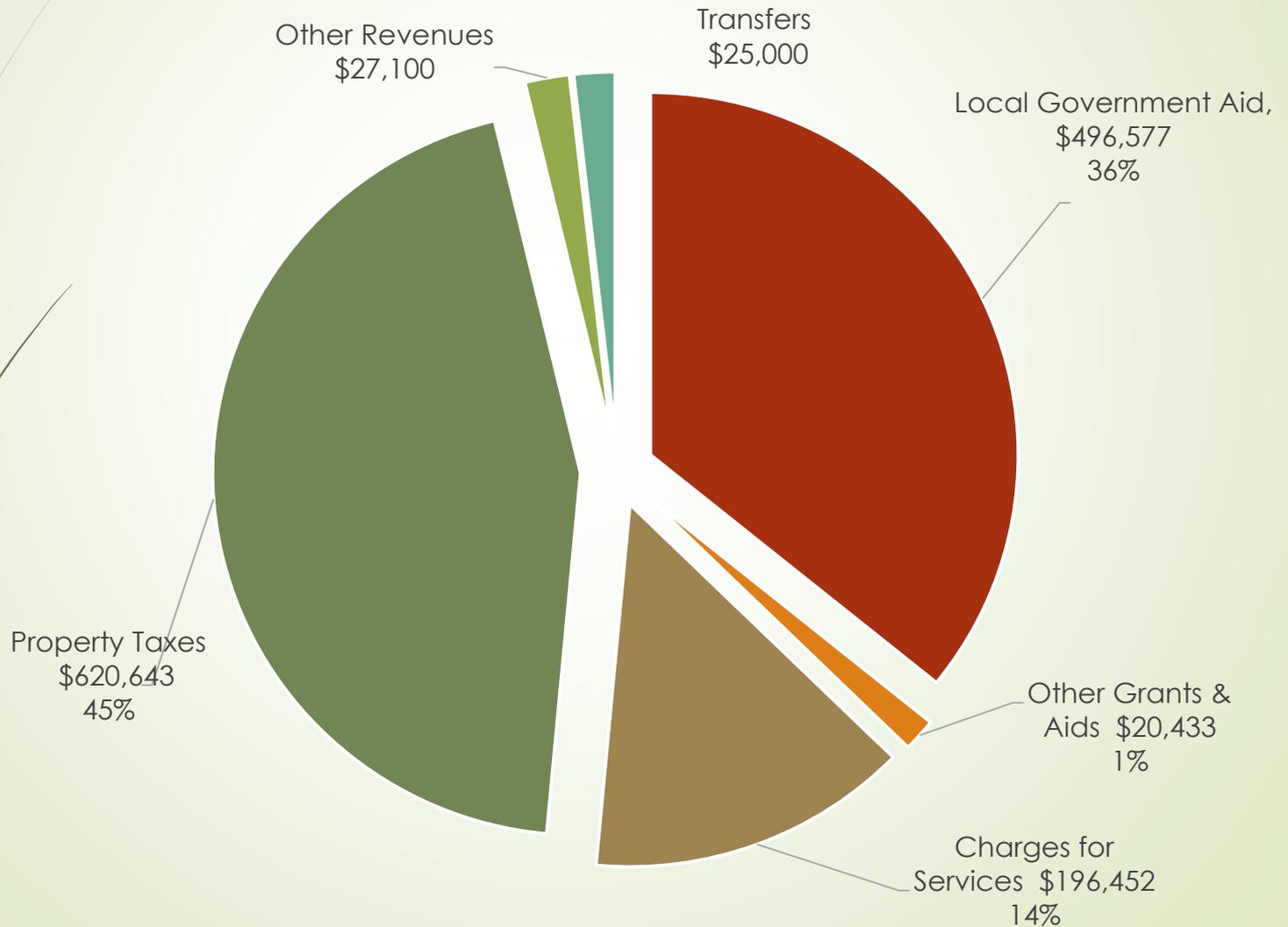
	<u>2017</u>	<u>2018</u>
General Fund Levy	\$521,511	\$582,948
Fire Protection	\$55,500	\$55,500
Bond Levies	\$168,209	\$166,065
Community Development	\$26,000	\$26,000
Sewer Levy	\$238,000	\$238,000
Storm Sewer Improvement	\$20,000	\$20,000
Water	\$25,000	\$25,000
EDA	\$22,500	\$26,500
Total Maple Lake Property Tax Levy	\$1,076,720	\$1,140,013
Change from 2017 to 2018 - \$63,293 an increase of 5.9%		

Property Tax Fund Activities

Where the Money Goes



2018 Proposed General Funds Revenue

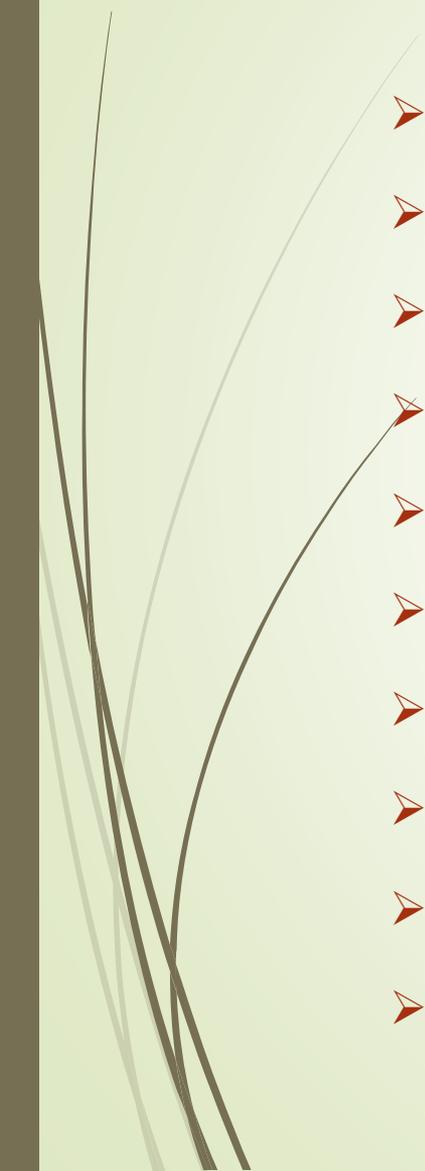


2018 Proposed General Fund Expenses

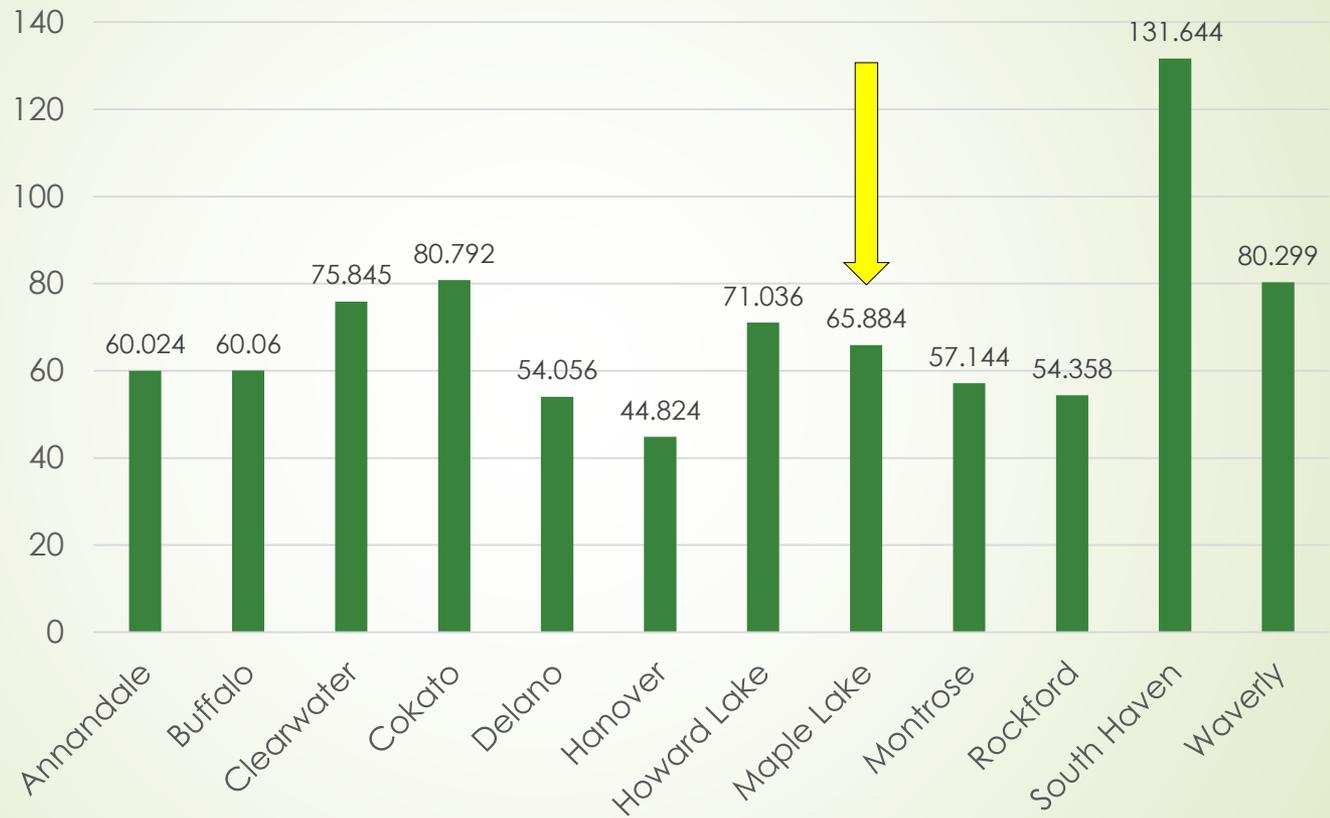




Why Property Taxes Vary from Year to Year

- 
- Property Market Value
 - Tax Capacity
 - Property Class Rates
 - State or other Grants or Aid
 - County Budget and Levy
 - School District Budget and Levy
 - Voter Approved Referendums Passed (i.e. School District)
 - City Budget/Tax Levy
 - Special Assessments Added to Your Property
 - Special State Laws, *for example* Sales Tax Exemption

Maple Lake's 2018 Tax Rate Compared to Other Wright County Cities



Proposed Tax Statement

Residential

- Median Value=\$154,000
- Taxable Market Value=\$137,300
- 2017 Actual Tax=\$1,992
- 2018 Proposed Tax=\$2,130
- Difference=\$138
- 2017 Actual City Tax=\$829
- 2018 Proposed City Tax=\$905
- Difference=\$76
- Percent of Total Tax=42%



ROBERT J. HIIVALA
 Wright County Auditor/Treasurer
 10 Second Street N.W. Room 230
 Buffalo, MN 55313-1194
 (763) 682-7572 or (763) 682-7584
 www.co.wright.mn.us

PROPOSED TAXES 2018			
THIS IS NOT A BILL. DO NOT PAY.			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year	2017	2018
1	Estimated market value:	\$153,400	\$163,100
	Homesited exclusion:	\$23,700	\$25,860
	Other exclusion:		
	Taxable market value:	\$129,700	\$137,240
	Class:	RES HWSTD	RES HWSTD
PROPOSED TAX			
Step			
2	Property Taxes before credits:		\$2,170.00
	School building bond credit:		\$.00
	Agriculture market value credit:		\$.00
	Other credits:		\$.00
	Property Taxes after credits:		\$2,170.00
PROPERTY TAX STATEMENT			
Step	Coming in 2018		
The time to provide feedback on PROPOSED LEVIES is NOW It is too late to appeal your value without going to Tax Court.			

Proposed Property Taxes and Meetings by Jurisdiction for Your Property			
Contact Information	Meeting Information	Actual 2017	Proposed 2018
County - WRIGHT COUNTY 10 2ND ST NW ROOM 230 BUFFALO MN 55313 PH:763-682-7572 / 763-682-7584	NOV 28 AT 6:00 PM COMMISSIONER'S BOARD ROOM GOVERNMENT CENTER 10 2ND ST NW BUFFALO MN 55313	\$ 502.60	\$ 548.89
City or Township - CITY OF MAPLE LAKE PO BOX 757 MAPLE LAKE MN 55358 PHONE: 320-963-3611	DEC 5 AT 7:00 PM MAPLE LAKE CITY HALL COUNCIL CHAMBERS 10 MAPLE AVE S MAPLE LAKE MN 55358	829.37	940.70
School District - MAPLE LAKE ISD 881 Voter Approved Levies Other Local Levies MAPLE LAKE ISD 881 200 HIGHWAY 55 E MAPLE LAKE MN 55358 PHONE: 320-963-3171	DEC 11 AT 8:00 PM MAPLE LAKE HIGH SCHOOL BOARD ROOM 200 HIGHWAY 55 E MAPLE LAKE MN 55358	321.04 338.99	185.94 494.47
IF THE REFERENDUM FOR YOUR SCHOOL DISTRICT WAS APPROVED AT THE NOVEMBER GENERAL ELECTION, THE VOTER APPROVED TAX FOR 2018 MAY BE HIGHER THAN THE PROPOSED AMOUNT SHOWN ON THIS NOTICE.			
Special Taxing Districts Tax Increment Tax	NO MEETING NO MEETING	.00 .00	.00 .00
TOTAL excluding special assessments		\$ 1,992.00	\$ 2,170.00 8.9%

Proposed Tax Statement

Commercial

- Taxable Market Value=\$156,600
- 2017 Actual Tax=\$4,652
- 2018 Proposed Tax=\$3,988
- Difference=(\$664)
- 2017 Actual City Tax=\$1,559
- 2018 Proposed City Tax=\$1,632
- Difference=\$73
- Percent of Total Tax=41%



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PROPOSED TAXES 2018			
THIS IS NOT A BILL. DO NOT PAY.			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year	2017	2018
1	Estimated market value:	\$156,600	\$156,600
	Homestead exclusion:		
	Other exclusion:		
	Taxable market value:	\$156,600	\$156,600
	Class:	COMM	COMM
PROPOSED TAX			
2	Property Taxes before credits:		\$3,988.02
	School building bond credit:		\$.00
	Agriculture market value credit:		\$.00
	Other credits:		\$.00
	Property Taxes after credits:		\$3,988.02
PROPERTY TAX STATEMENT			
Coming in 2018			
The time to provide feedback on PROPOSED LEVIES is NOW It is too late to appeal your value without going to Tax Court.			

Proposed Property Taxes and Meetings by Jurisdiction for Your Property			
Contact Information	Meeting Information	Actual 2017	Proposed 2018
State General Tax	NO MEETING	\$ 1,091.00	\$ 396.90
County - WRIGHT COUNTY 10 2ND ST NW ROOM 230 BUFFALO MN 55313 PH:763-682-7572 / 763-682-7584	NOV 28 AT 6:00 PM COMMISSIONER'S BOARD ROOM GOVERNMENT CENTER 10 2ND ST NW BUFFALO MN 55313	942.87	950.23
City or Township - CITY OF MAPLE LAKE PO BOX 757 MAPLE LAKE MN 55358 PHONE: 320-963-3611	DEC 5 AT 7:00 PM MAPLE LAKE CITY HALL COUNCIL CHAMBERS 10 MAPLE AVE S MAPLE LAKE MN 55358	1,559.23	1,632.00
School District - MAPLE LAKE ISD 881 Voter Approved Levies Other Local Levies MAPLE LAKE ISD 881 200 HIGHWAY 55 E MAPLE LAKE MN 55358 PHONE: 320-963-3171	DEC 11 AT 8:00 PM MAPLE LAKE HIGH SCHOOL BOARD ROOM 200 HIGHWAY 55 E MAPLE LAKE MN 55358	603.58 454.85	322.58 686.31
IF THE REFERENDUM FOR YOUR SCHOOL DISTRICT WAS APPROVED AT THE NOVEMBER GENERAL ELECTION, THE VOTER APPROVED TAX FOR 2018 MAY BE HIGHER THAN THE PROPOSED AMOUNT SHOWN ON THIS NOTICE.			
Special Taxing Districts	NO MEETING	.00	.00
Tax Increment Tax	NO MEETING	.00	.00
TOTAL excluding special assessments		\$ 4,651.53	\$ 3,988.02 -14.3%

City Services are a Good Value

Here are some of the services you get for your City Tax Dollars:

- Police Patrol, Crime Lab, and Other Police Services
- Criminal Prosecution
- Fire and Emergency Medical Response
- Street Maintenance/Improvement and other street services
- Parks, Trails, and Recreation
- Single-Sort Curbside Recycling
- Planning & Zoning Administration and Code Enforcement
- City Council, Planning Commission, Park Board
- Strategic Planning, Housing Studies, Rate Studies
- Misc. Items-Elections, Assessing, Newsletters, City Buildings, Dog Control, Street Lights, Compost, Holiday Decorations, Clean-up Day, Emergency Sirens, Business Incentive Programs, Tax Abatement, Low Interest Business Loans, Emergency Management Services

How Property Tax System Works

- Assessor sets proposed property values as of January 1 for the following year taxes. Values are based on comparable sales.
- These values are sent to the County Auditor. Auditor then sends property-specific notices to property owners notifying of the value change. Included in the notice is the information about the Board of Review meeting.
- City Council conducts Board of Review meeting in April of each year; this is when residents can question their proposed values. Once those values have been adopted, they can only be changed through tax court.
- Values are then finalized and set for calculating the taxes.
- City and other jurisdictions adopt levy and budgets in December. Tax rates are calculated by County based on the levies adopted by each jurisdiction.



Proposed 2018 Property Tax Levy and Budget Adoption:

City Council Meeting December 5, 2017