

School District Tax Comparison

Based on earning an average income of \$50,000 for Williams County and living in a house with a market value of \$100,000 so that all districts can be assessed equally.

Information Provided By the
Williams County Auditors Office

School District	Total Original Millage	Effective Millage	Income Tax	Total Tax Bill
Stryker	52.10	36.85	1.50%	\$1,878.53
Bryan City	65.75	41.89	1.00%	\$1,782.88
Montpelier Exempted Village	65.25	31.14	1.25%	\$1,578.66
Millcreek-West Unity	60.40	34.25	1.00%	\$1,548.91
Central Local (Fairview)	29.50	28.36	1.25%	\$1,493.53
Edgerton	49.20	31.49	1.00%	\$1,464.38
Edon	42.65	29.47	1.00%	\$1,402.52
North Central Local (w/new levy)	69.17	39.81	0.00%	\$1,219.18
North Central Local (Currently)	65.30	35.94	0.00%	\$1,100.66

	Total Millage Breakdown	Effective Millage Breakdown
General Fund	55.8	27.40
Bond Retirement	1.2	1.2
Permanent Improvement	4.1	4.1
Vocational School	4.2	3.24
Total	65.3	35.94

**** All schools pay the Vocational School Millage

Based on Tax Year 2020 Information

HOW TO CALCULATE TOTAL TAX BILL USING THE ABOVE INFO

	<u>N.C. Example</u>	<u>Millcreek-West Unity Example</u>
Market Value =====>	\$100,000.00	\$100,000.00
	x 35%	x 35%
Assessed Value =====>	\$35,000.00	\$35,000.00
Effective Millage Rate =====>	x .03981	x 0.03425
Tax Before Reduction =====>	\$1,393.35	\$1,198.75
	x 87.5%	x 87.5%
Real Estate Tax Per Year =====>	\$1,219.18	\$1,048.91
Income	\$50,000.00	\$50,000.00
Income Tax Percentage =====>	0.00%	x 1%
Income Tax Per Year =====>	\$0.00	\$500.00
Real Estate Tax Per Year =====>	\$1,219.18	\$1,048.91
Income Tax Per Year =====>	\$0.00	+ 500.00
Total Tax Per Year =====>	<u>\$1,219.18</u>	<u>\$1,548.91</u>

*****This sample calculation is based on an owner-occupied residential property. There is a 10% reduction on non-commercial properties and a 2.5% reduction on owner-occupied properties, on qualifying levies. Using a percentage of 87.5% is based on these reductions.

- Voted millage is what the district passed at the original ballot issue. What we are actually collecting is our effective millage. This happens due to property valuations increasing which causes the millage rates to decrease. When passing millage, we are actually passing a dollar amount we will collect over the years of the levy.