

FY27 Budgetary Impacts of 2026 Real Property Tax Rates Based on Land Book Values

**Assumptions Used in FY27 Budget Modeling**

- 1 Adjustments were made to FY26 Projected and FY27 RE Tax revenue and FY27 Year Ending Balance
- 2 Reductions to FY26 RE Tax revenue projections affect the FY26 Carryover, and where possible, Nonrecurring Contingency has been applied to cover one-time expenditures such as Capital Outlay
- 3 Reductions to FY26 Carryover Funds in turn impact the FY27 Year Ending Balance on the Revenue side of the budget
- 4 No changes have been made to expenditures except for impacts to Contingencies (New Vehicle Outfitter Position and a Region Ten Funding Increase Have Not Been Budgeted For Yet)
- 5 Capital Outlay Expense remained constant at \$2,326,373
- 6 Non-Recurring Contingency remained constant at \$415,300 (Recommended Level)
- 7 School Division Funding remained constant at \$21,518,914 (+\$1.6M)
- 8 Recurring Funds used to cover one-time expenditures (Capital Outlay) are available for recurring purposes the following fiscal year

2026 Tax Rate	FY27		FY27 Budget Deficit	FY27			FY27 Budget Deficit After Using All Contingencies	FY27 Budgeted Year-Ending Balance	FY27 Budgeted Carryover from FY26	FY27 Recurring Funds Covering Capital Outlay Expense Exceeding FY26 Carryover	FY28 Estimated Recurring Funds Available - All Things Constant
	Budgeted Revenues	Budgeted Expenditures		FY27 RE Tax Revenue	Recurring Contingency	FY27 Non-Recurring Contingency					
\$0.58	\$56,169,617	\$56,169,617	\$0	\$24,542,545	\$2,538,026	\$415,300	\$0	\$4,256,779	\$3,378,046	\$94,109	\$2,632,135
\$0.57	\$55,537,597	\$55,537,597	\$0	\$24,119,457	\$1,906,006	\$415,300	\$0	\$4,047,847	\$3,169,114	\$303,041	\$2,209,047
\$0.56	\$54,905,398	\$54,905,398	\$0	\$23,696,249	\$1,273,807	\$415,300	\$0	\$3,838,856	\$2,960,123	\$512,032	\$1,785,839
\$0.55	\$54,273,377	\$54,273,377	\$0	\$23,273,161	\$641,786	\$415,300	\$0	\$3,629,923	\$2,751,190	\$720,965	\$1,362,751
\$0.54	\$53,641,182	\$53,641,182	\$0	\$22,849,956	\$9,591	\$415,300	\$0	\$3,420,933	\$2,542,200	\$929,955	\$939,546
\$0.53	\$53,009,160	\$53,631,591	-\$622,431	\$22,426,867	\$0	\$415,300	-\$207,131	\$3,212,000	\$2,333,267	\$516,456	\$516,456
\$0.52	\$52,376,962	\$53,631,591	-\$1,254,629	\$22,003,660	\$0	\$415,300	-\$839,329	\$3,003,009	\$2,124,276	\$0	\$0
\$0.51	\$51,744,942	\$53,631,591	-\$1,886,649	\$21,580,572	\$0	\$415,300	-\$1,471,349	\$2,794,077	\$1,915,344	\$0	\$0

Candy McGarry:  
\$0.54 is the staff recommended rate floor

**Analysis:**

**Note: This analysis is based on existing expenditures; revisiting these is an option to improve the modeled projections**

**\$0.58 to \$0.56** Rates in Green from \$0.58 to \$0.56 allow for a balanced budget without any other changes and provide the most in recurring funds for future fiscal years; a modest level of recurring funds are used to cover Capital Outlay expenditures exceeding the FY26 Carryover funds.

**\$0.55 to \$0.54** Rates in Purple from \$0.55 to \$0.54 allow for a balanced budget without any other changes and provide a modest level of recurring funds for future fiscal years. Higher levels of recurring funds is used to cover Capital Outlay expenditures exceeding the FY26 Carryover funds. **\$0.54 is the recommended floor for consideration.**

**\$0.53 to \$0.51** Rates in Red from \$0.53 to \$0.51 create a budget deficit without any other changes even with use of all contingencies and provide minimal to no level of recurring funds for future fiscal years. Additionally, use of Non-recurring funds to offset Recurring deficits is not recommended as a best practice.

**Staff Recommendation:** Adopt a rate between **\$0.58 - \$0.56** if intending to set a rate for multiple years or Adopt a rate between **\$0.55 - \$0.54** if intending to set a rate for FY27 only. Rates of **\$0.53 - \$0.51** are not recommended. Given the current economy and rising costs for citizens, adopting a rate intended for funding only the FY27 budget should be considered.